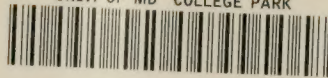
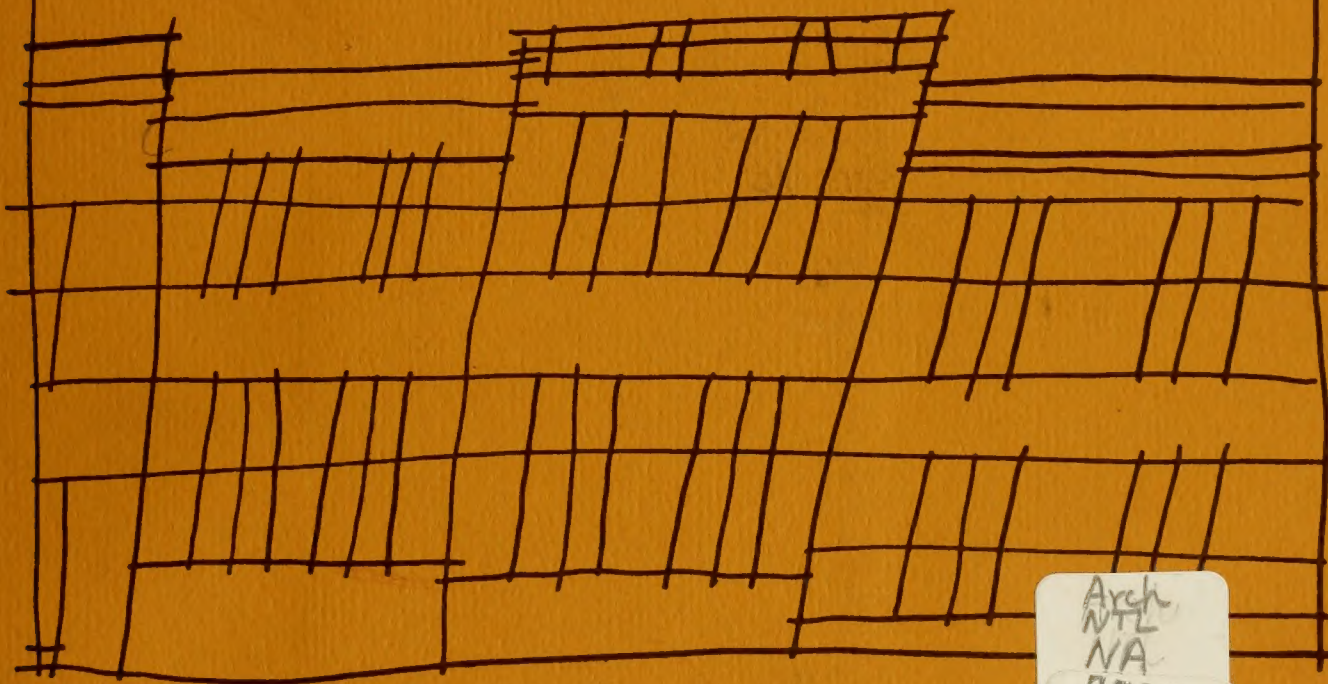


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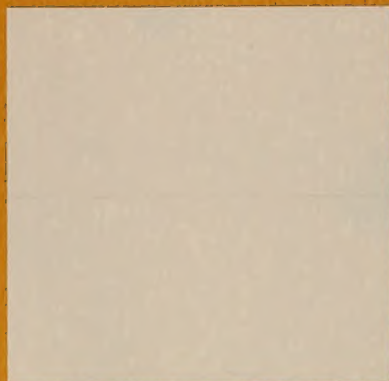


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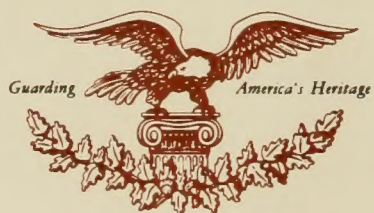
GUIDELINES OF BARRE CIRCLE & homestead area baltimore

Land
Design
Research

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INTRODUCTION

STANDARDS & REQUIREMENTS

ARCHITECTURAL CONSIDERATIONS

GUIDELINES for BARRE CIRCLE

was prepared by

LAND DESIGN/RESEARCH
Columbia Maryland

in cooperation with

BARRE CIRCLE HOMESTEADERS
Baltimore Maryland

under contract with

DEPARTMENT of HOUSING and COMMUNITY DEVELOPMENT
Baltimore Maryland

7668



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introduction

introduction

project location

THE BARRE CIRCLE HOMESTEAD AREA IS PART OF A THREE BLOCK AREA APPROXIMATELY 7 BLOCKS FROM DOWNTOWN BALTIMORE, BORDERED BY LOMBARD STREET ON THE NORTH, THE EAST-WEST BOULEVARD ON THE EAST, RAMSAY STREET ON THE SOUTH, AND SCOTT STREET ON THE WEST. THE SITE IS WITHIN A 1/2 MILE RADIUS OF DOWNTOWN BALTIMORE'S RETAIL AND BUSINESS CENTER, THE INNER HARBOR, AND THE UNIVERSITY OF MARYLAND, IMMEDIATELY TO THE NORTHEAST.

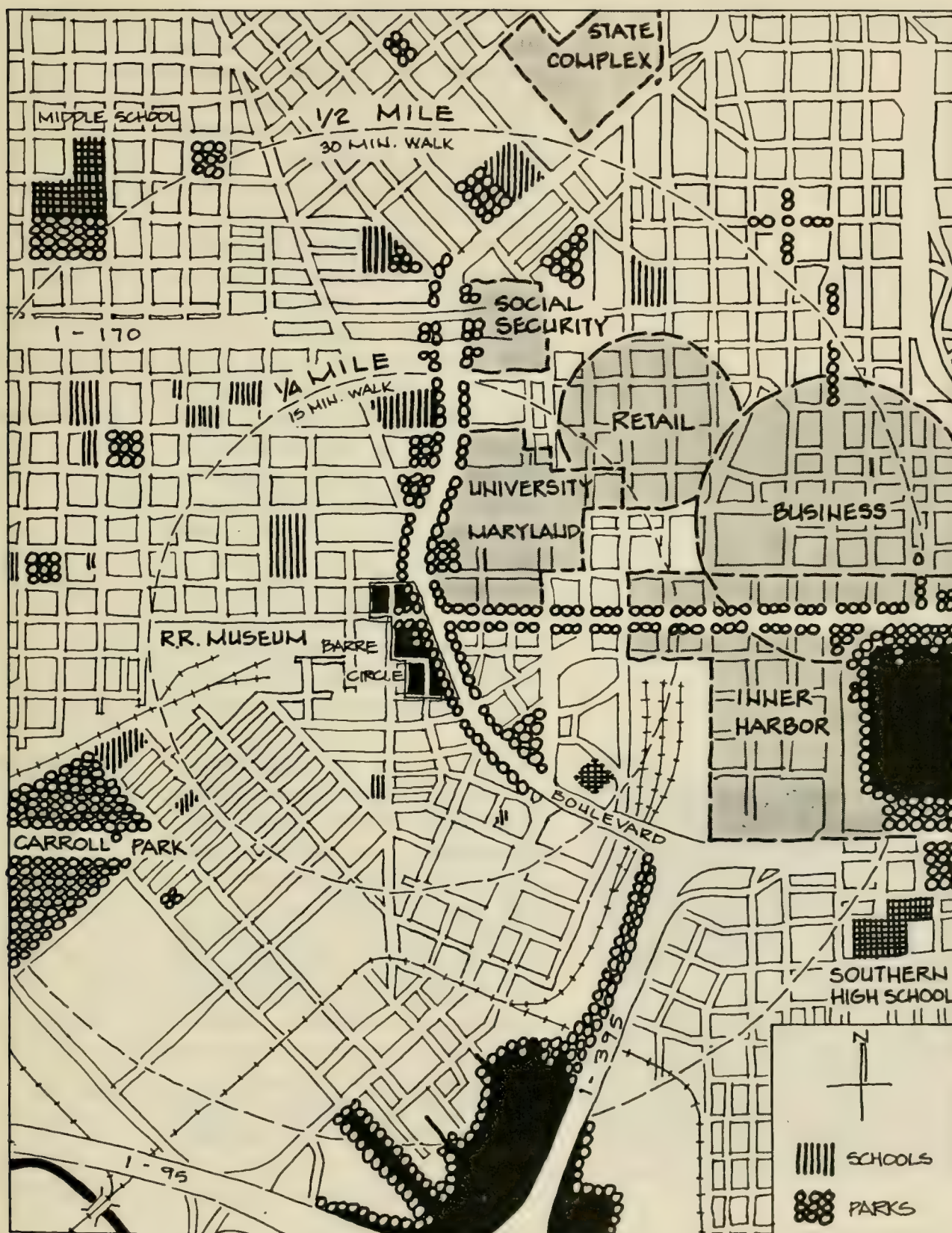
STREETS

THE BARRE CIRCLE HOMESTEAD AREA HAS THE LARGEST NUMBER OF HOMESTEADING UNITS OF ANY PROJECT IN BALTIMORE. WITHIN THE SITE ARE APPROXIMATELY 150 ROWHOUSES WHICH HAVE BEEN DESIGNATED FOR SINGLE FAMILY OCCUPANCY. THERE ARE ALSO PARCELS OF CLEARED LAND TO BE ALLOCATED FOR LANDSCAPING AND COMMUNITY SPACE.

UNITS

introduction

context map



introduction

homesteading



THE CONCEPT OF HOMESTEADING WAS USED OVER 100 YEARS AGO AS A MEANS OF PROMOTING THE DEVELOPMENT OF THE WESTERN UNITED STATES. UNDER THE FEDERAL HOMESTEAD AND EXTENSION LAW OF 1862, A CITIZEN COULD OBTAIN UP TO 160 ACRES OF PUBLIC LAND BY PAYING A NOMINAL REGISTRATION FEE. UNDER THIS LAW, MILLIONS OF ACRES OF LAND WERE GIVEN TO SETTLERS, WHO LIVED ON THE LAND AND CULTIVATED IT.

ORIGIN

THE ORIGINAL CONCEPT HAS BEEN MODIFIED TODAY TO PROMOTE THE REHABILITATION OF VACANT AND NEGLECTED HOUSES IN URBAN AREAS. BALTIMORE WAS ONE OF THE FIRST CITIES IN THE COUNTRY TO USE HOMESTEADING TO REVITALIZE DECLINING NEIGHBORHOODS. THE FIRST PROPERTY UNDER THE BALTIMORE HOMESTEADING PROGRAM WAS AWARDED IN 1974.

BALTIMORE

PROPERTIES ARE SELECTED FOR HOMESTEADING BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) FROM AMONG THOSE ACQUIRED BY THE CITY. THE PUBLIC IS NOTIFIED OF THE AVAILABILITY OF PROPERTIES AND CAN APPLY TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR A SPECIFIC PROPERTY. ONE APPLICANT IS SELECTED FOR EACH PROPERTY EITHER BY A COMMITTEE OR THROUGH A LOTTERY AS WAS THE CASE WITH BARRE CIRCLE.

SELECTION

introduction

homesteading

A COST ESTIMATE FOR THE REVITALIZATION OF THE PROPERTY IS OBTAINED AND THE HOMESTEADER HAS THE OPPORTUNITY TO BORROW MONEY FROM THE CITY AT A LESS THAN MARKET INTEREST RATE FOR THE REHABILITATION WORK REQUIRED.

THE HOMESTEADER MUST SATISFY CERTAIN FIRE AND SAFETY REQUIREMENTS AND AGREE TO MOVE INTO THE PROPERTY WITHIN 6 MONTHS AFTER REHABILITATION WORK STARTS. WITHIN TWO YEARS FROM THE SIGNING OF THE HOMESTEAD AGREEMENT, THE PROPERTY MUST MEET ALL APPLICABLE CODE STANDARDS. THE HOMESTEADERS THEN OBTAINS TITLE TO THE PROPERTY.

THE HOMESTEADING PROGRAM REQUIRES A COMMITMENT BOTH BY THE CITY AND BY THE HOMESTEADER IN ORDER TO BE SUCCESSFUL. THE PROGRAM PROVIDES BENEFITS NOT ONLY TO THE CITY AND HOMESTEADER, BUT ALSO TO THE SURROUNDING COMMUNITY AS WELL.

FINANCING

CODE
REQUIREMENTS

COMMUNITY
BENEFITS

IT RECYCLES NEGLECTED SEGMENTS OF THE AVAILABLE HOUSING IN THE COMMUNITY AND PUTS ABANDONED DWELLINGS BACK ON THE TAX ROLLS.

IT CONTRIBUTES TO THE REVITALIZATION OF DECLINING NEIGHBORHOODS BY ENCOURAGING IMPROVEMENTS TO BOTH THE IMMEDIATE RESIDENTIAL AREA AND THE SURROUNDING COMMUNITY.

IT INCREASES THE OPPORTUNITY FOR HOME OWNERSHIP TO FAMILIES AND INDIVIDUALS WHO OTHERWISE MIGHT NOT BE ELIGIBLE.

IT PROVIDES RESIDENTIAL NEIGHBORHOODS WHICH ARE CONVENIENT TO DOWNTOWN CULTURAL FACILITIES AND PLACES OF WORK.

IT MAKES AVAILABLE OLDER HOUSES WITH VARIED ARCHITECTURAL DETAILS AND LOWER SQUARE FOOT COSTS THEN MANY NEW HOUSES.

introduction

homesteading

THE OBJECTIVE OF THIS PROJECT IS TO CREATE A VIABLE URBAN RESIDENTIAL NEIGHBORHOOD WHICH WILL PRESERVE AND ENHANCE ITS POSITIVE QUALITIES AND AT THE SAME TIME FUNCTION AS AN INTEGRAL PART OF THE OVERALL, DOWNTOWN BALTIMORE, RE-DEVELOPMENT.

OBJECTIVE

ALTHOUGH THE BARRE CIRCLE HOMESTEAD AREA CONTAINS THE ESSENTIAL ELEMENTS NECESSARY FOR A SUCCESSFUL REVITALIZATION, A THOUGHTFUL, COMPREHENSIVE, AND COOPERATIVE PLANNING EFFORT IS NECESSARY IN ORDER TO ACHIEVE THIS END.

PLANNING EFFORT

ALTHOUGH THE CONCEPT OF HOMESTEADING IS FAIRLY SIMPLE, THE EXECUTION OF A SUCCESSFUL PROJECT SUCH AS BARRE CIRCLE IS QUITE COMPLEX. A SUCCESSFUL TRANSFORMATION OF THE NEIGHBORHOOD WILL REQUIRE CAREFUL AND SENSITIVE REHABILITATION EFFORTS BY BOTH THE CITY AND RESIDENTS. BECAUSE OF THE NEED FOR DIRECT RESIDENT INVOLVEMENT AND THE COMPLEXITY OF THE PROJECT, THE CITY HAS ENCOURAGED RESIDENT PARTICIPATION IN THE PLANNING PROCESS. THIS PARTICIPATION HAS BEEN BENEFICIAL SINCE IT HAS MADE THE RESIDENTS MORE AWARE OF THE NEED FOR STANDARDS AND GUIDELINES, AND A CONTINUING NEIGHBORHOOD INVOLVEMENT.

COOPERATIVE EFFORT

introduction

ALL PLANS FOR NEW CONSTRUCTION, DEMOLITION, EXTERIOR REHABILITATION AND REPAIR OF EXISTING BUILDINGS AS WELL AS ALL PROPOSALS CONCERNING THE ERECTION OF SIGNS, AWNINGS OR OTHER FEATURES IN BARRE CIRCLE MUST BE SUBMITTED TO THE ARCHITECTURAL REVIEW COMMITTEE OF THE BARRE CIRCLE HOMESTEADERS FOR THEIR REVIEW AND CONSIDERATION AS THEY RELATE TO THE STANDARDS AND GUIDELINES.

THE FORMAT IN THE FOLLOWING SECTIONS IS A LISTING OF THE MINIMAL STANDARDS APPROVED BY THE BARRE CIRCLE HOMESTEADERS AND A SERIES OF GUIDELINES, CONSIDERATIONS AND ALTERNATIVES, THAT SUPPORT THE SPECIFIC STANDARDS. THE OVERALL FORMAT IS OF A LOOSE-LEAF NOTEBOOK IN ORDER TO PROVIDE A CONTINUING ABILITY FOR INSERTION OF NEW AND CHANGING MATERIALS.

REVIEW

FORMAT

standards & requirements

FRONT FACADE

1. Brick surfaces shall be exposed and restored.
2. Original window and door openings shall be retained and restored.
3. Basement openings shall be retained and restored, or they shall be infilled with a brick and mortar that matches the restored brick and mortar of the front facade.
4. Storefronts shall be modified to meet residential standards.

SIDE FACADE

5. Side facades that face streets shall comply with all front facade standards.
6. Side facades that face alleys or walkways may be restored to meet front facade standards, or modified to conform to the rear facade.

REAR FACADE

7. Existing additions to rear facades may be retained, modified, or removed, or new additions may be added.
8. New additions or alterations built or made within three feet of an adjoining property line shall be built or made with the written permission of the affected neighbors. Said written permission must be submitted to the Architectural Review Committee in conjunction with the plans for the addition or alteration.

ROOF AREA

9. Original roof lines where visible from the street in front of the house shall be retained.
10. Dark color roofing material shall be used where roof is visible from the street in front of the house.
11. Cornices shall be restored or replaced, maintaining the original design characteristics. Cornices shall be painted within a specified range of colors.

WALLS and BRICK

- 12 Brick surfaces on front facades shall be exposed and preserved.
- 13 All surface coverings on front facades, including but not limited to formstone or stucco, shall be removed. Underlying brick surfaces shall be repaired with brick and mortar that matches the surrounding brick and mortar, and preserved.
- 14 The preservation of raw brick shall be attained with the use of clear preservatives or pigmented paint.
- 15 Paint shall be within a specified range of colors.
- 16 Side facades facing streets shall be considered as front facades in the treatment of brick surfaces.
- 17 The surfaces on side facades facing alleys or on rear facade may be retained as brick or modified.

WINDOWS

- 18 Original window openings in masonry on front facades and street facing side facades shall be retained.
- 19 Wood casing shall not exceed (2) inches on any side of a window opening.
- 20 Window styles on front facades shall be double hung one over one, two over two, six over six, or fixed glass.
- 21 Windows on front facades and street facing side facades shall be of wood or vinyl clad wood.
- 22 Exterior storm windows and screens shall be permitted on front facades and shall be of wood or vinyl-clad wood construction.
- 23 Shutters and blinds when used, must be of painted wood. They shall be one half the width of the opening and the same length as the opening.
- 24 Colors used for windows, shutters, blinds, and trim must be within a compatible and specified range of colors.
- 25 Wrought iron burglar bars shall be permitted.

ENTRANCES

26. Step materials shall be stone, stone and brick, brick or concrete.
27. Doors on front facades shall be of wood paneled construction.
28. Doors, if painted, shall be painted within a specified range of colors and be compatible with window and trim colors.
29. Aluminum storm doors, aluminum screen doors, or steel entrance doors shall not be permitted on front facades and street facing side facades.

CONTEMPORARY CONVENIENCES

30. Contemporary conveniences such as, but not limited to, exterior air conditioners, condensers, vents, and antennas shall be maintained at the rear of houses or on roofs if not visible from the street in front of the house.

architectural
considerations

THE PRIMARY IMAGE OF ROW HOUSING IS ITS BLOCK FACE. FEW BUILDINGS ARE VISUALLY PROMINENT EITHER THROUGH FLAMBOYANCE OF STYLE, IRREGULARITY OF FORM OR MARKED DIFFERENCE IN MATERIALS. IT IS IMPORTANT TO EMPHASIZE THAT EACH RESIDENTIAL UNIT IS PART OF A LARGER ARCHITECTURAL FACADE. A SENSITIVITY TO THE OVERALL APPEARANCE OF THE BLOCK FACE IS ESSENTIAL IN RENOVATING EACH UNIT, AS A COMPLIMENTARY PART OF THE LARGER WHOLE.

IMAGE

The architecture of BARRE CIRCLE is generally restrained and of pedestrian scale.

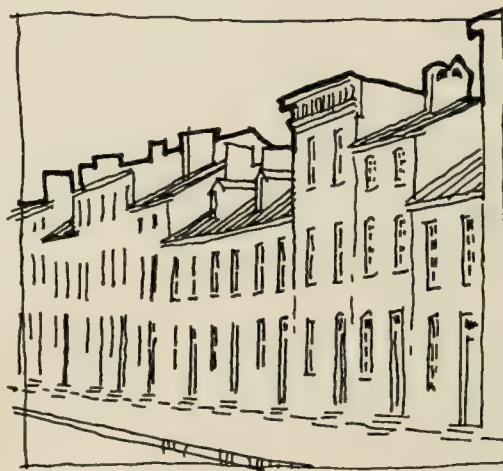
THE ABILITY TO ADDRESS THE WHOLE BLOCK AS A SINGLE ENTITY CANNOT BE OVERSTRESSED. THE INTERRELATIONSHIP OF ELEMENTS WHICH WHEN COMBINED CREATE THE OVERALL BLOCK CHARACTER SHOULD BE THE PRIMARY CONCERN WHEN EVALUATING EXTERIOR MODIFICATIONS. A POSITIVE ARCHITECTURAL FACADE CANNOT BE ACCOMPLISHED BY RESTRICTIVE/MANDATORY STATEMENTS BUT THROUGH UNDERSTANDING THESE RELATIONSHIPS.

ELEMENTS

ARCHITECTURAL COURTESY - THE SENSITIVITY OF HOW ONE BUILDING CAN COMPLIMENT AND BE COMPLIMENTED BY ADJACENT UNITS.

THE FOLLOWING WILL IDENTIFY THE MAJOR ELEMENTS OF THE BLOCK FACADE.

THE WALL IS A COLLECTION OF UNITED AND ALIGNED FLAT BRICK PANELS, 2 TO 3 STORIES IN HEIGHT. WINDOW AND DOOR OPENINGS PROVIDE THE ONLY INTERRUPTION TO THIS CONTINUOUS SURFACE. THE ROOFScape AND STOOPS GIVE SOME DEFINITION AND VARIATION TO THE UPPER AND LOWER EDGES OF THE WALL.

**WALL**

the block facade

DOOR AND WINDOW OPENINGS FORM AN ATTRACTIVE RHYTHM ALONG THE BLOCK FACE AND HAVE A STRONG IMPACT ON THE ARCHITECTURAL CHARACTER. GENERALLY WINDOW OPENINGS ARE SIMILAR IN SIZE, AND RECTANGULAR IN SHAPE. ARCHED LINTELS APPEAR ON MANY UNITS. A MAJORITY OF OPENINGS ALIGN VERTICALLY AND HORIZONTALLY. THIS SYMMETRICAL ARRANGEMENT SHOULD NOT BE MODIFIED.

OPENINGS

THE ROOFScape IS ONE AREA OF RENOVATION TAKEN FOR GRANTED, AND MODIFIED WITH LITTLE CONCERN FOR ITS EFFECT ON NEIGHBORHOOD APPEARANCE. THE IRREGULARITIES OF PITCHED ROOFS AND CORNICES GIVE INTEREST TO THE SKYLINE, AN OBVIOUS RELIEF TO THE UNINTERRUPTED WALL. THE ROOFS AND CORNICES ALSO ACT AS A VISUAL TERMINUS - CAPPING OFF THE BUILDING WALL.

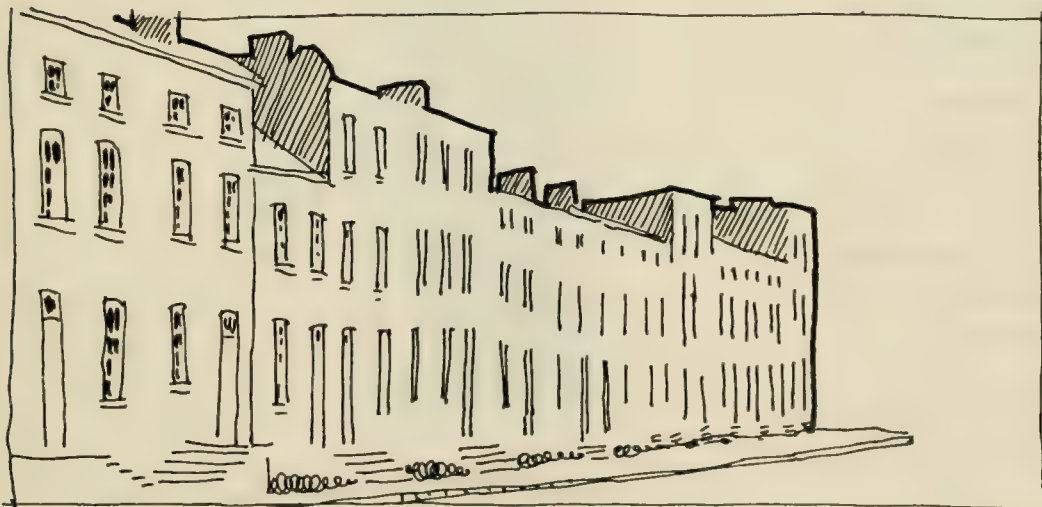
ROOFScape

STOOPS AND THEIR MAINTENANCE HAVE A SPECIAL HERITAGE IN BALTIMORE. THEY LONG HAVE BEEN AN EXPRESSION OF PERSONAL PRIDE AND NEIGHBORHOOD SELF-ESTEEM. ESTHETICALLY STOOPS PROVIDE DEFINITION AND EMPHASIS TO THE ENTRANCE AND A SCULPTURAL INTERRUPTION TO THE WALL AND SIDEWALK SURFACES.

STOOPS

TWO OTHER ELEMENTS OF THE BLOCK FACADE WOULD BE TEXTURE AND FUNCTION. TEXTURE IS THE ARRANGMENT, SIZE, AND QUANTITY OF REPEATED ITEMS EX: SILLS, LINTELS, AND SHUTTERS. CONSIDER THE MODIFICATION OF EXISTING OR INTRODUCTION OF NEW REPEATED ELEMENTS. IN FUNCTION IT IS IMPORTANT TO UNDERSTAND HOW THE BLOCK FACE WAS ORIGINALLY ORIENTED TOWARDS THE STREET WITH PRIVATE AREAS AND SERVICE ACCESS TO THE BLOCK INTERIOR.

TEXTURE & FUNCTION



THE TYPICAL BARRE CIRCLE ROW HOUSE RANGES IN SIZE FROM 10-20 FEET IN WIDTH, 30-40 FEET IN DEPTH AND 2 TO 3 STORIES IN HEIGHT. MANY UNITS HAVE A PARTIALLY BURIED BASEMENT WITH WINDOWS OCCURRING AT GRADE. ORNAMENTATION WAS MINIMAL. ALTHOUGH THE UNITS WERE GENERALLY BUILT TO REFLECT A PARTICULAR BUILDING STYLE, CONSTRUCTION DATES VARIED AND OVER TIME SOME MODIFICATIONS TO ORIGINAL DESIGN INTENT HAVE BEEN MADE.

ACCORDING TO STYLE AND HISTORY THE UNITS MAYBE DIVIDED INTO TWO GROUPS, FEDERAL ROW AND GREEK REVIVAL. THE MAJOR VISUAL DIFFERENCES BETWEEN STYLES, BEING IN ROOF CONFIGURATION AND ARCHITECTURAL APPOINTMENTS. THE ARCHITECTURE IS GENERALLY OF A HARMONIOUS, PLEASING DESIGN. BOTH STYLES REFLECT A BUILDERS RATIONALISM IN CASE OF CONSTRUCTION AND ECONOMY OF MATERIALS USING READILY AVAILABLE - BRICK, WOOD AND STONE. MINIMAL DETAILING WAS APPLIED (STUCK-ON) RATHER THEN INTEGRAL WITH THE ARCHITECTURE, AND CAME FROM PATTERN BOOKS AVAILABLE AT THE TIME. FEW BUILDINGS WERE VISUALLY PROMINENT OVER ITS NEIGHBOR.

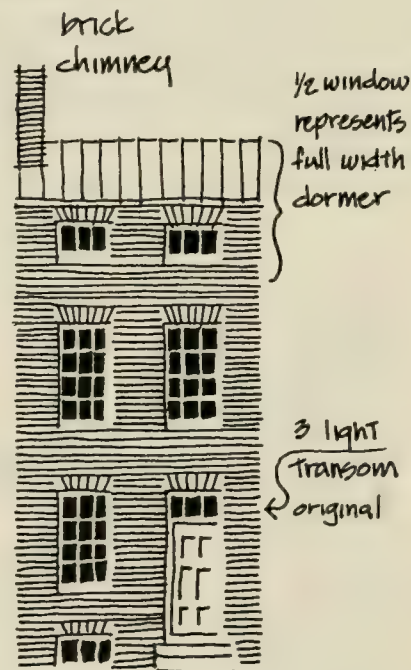
HISTORY

THE FEDERAL PERIOD STYLE WAS DEVELOPED SHORTLY AFTER THE REVOLUTIONARY WAR. BARRE CIRCLE UNITS OCCURRING ABOUT 1820-1840.

FEDERAL PERIOD

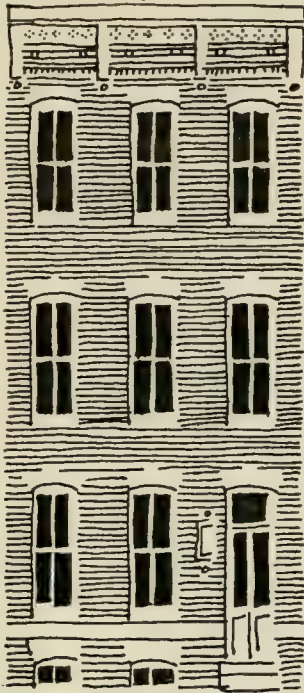
MAJOR CHARACTERISTICS

- pitched roof
- brick construction, flat planar facade
- original windows 6 over 6 double-hung
- brick sills & lintels
- simplicity & symmetry few architectural appointments
- original doors - wood panel construction



TYPICAL FEDERAL PERIOD

entablature - visually
capped building



more
emphasis
to sills
and lintels

later
units
elaborate
entrance
french
doors

more emphasis to
vertical proportions

GREEK REVIVAL REFERS TO THE PERIOD IN WHICH ARCHITECTURE WAS INFLUENCED BY CLASSICAL MONUMENTS. BUILT AFTER 1840

GREEK
REVIVAL

MAJOR CHARACTERISTICS

- all units have shed roof which are not visible from the street
- units originally had entablature (cornice)
- brick construction - flat planar facade
- windows originally 6 over 6 early. 2 over 2 later double hung wood.
- increased emphasis to sills and lintels

THE PROCESS OF ARCHITECTURAL EVALUATION WILL FALL INTO TWO PARTS, IDENTIFICATION AND APPRAISAL. IDENTIFICATION MEANING THE ABILITY TO RECOGNIZE THE VISUAL ELEMENTS WHICH MAKE UP THE BARRE CIRCLE ROW HOUSING ARCHITECTURE. APPRAISAL BEING THE SKILL TO EXAMINE AND ASSIGN VALUES TO THESE VISUAL ELEMENTS.

APPRAISAL

design material color

APPRAISAL SHOULD BE CONCERNED WITH ACHIEVING A DESIRED NEIGHBORHOOD IMAGE, BY JUDGING THE IMPACT OF ARCHITECTURAL MODIFICATIONS TO THIS IMAGE. ONE SYSTEM FOR APPRAISAL - VISUAL ANALYSIS - WOULD BE TO LOOK AT DESIGN - MATERIAL - COLOR

PROCESS

ALTHOUGH MANY OF THE UNITS IN BARRE CIRCLE WERE DESIGNED ALONG THE PRINCIPLES OF GREEK REVIVAL AND FEDERAL PERIOD ARCHITECTURE, IT IS IMPORTANT THAT EACH UNIT BE VIEWED NOT ONLY FOR ITS DEGREE OF SUCCESSFUL INTERPRETATION OF THAT PERIOD, BUT ALSO FOR ITS ORIGINAL FUNCTIONAL INTENT.

FUNCTION



federal period had
simple, economic,
functional solutions

- small window panes
- brick lintels
- no decoration

any elements added
should be functional
beauty in sparseness.

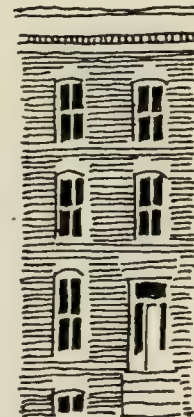
TYPICAL FEDERAL DESIGN

greek revival beginning
to show decoration
fashion concern

- taller proportions
- decoration entrance,
sill, lintels, cornice

any element added
should reflect period.

TYPICAL GREEK REVIVAL DESIGN



DETAILING OF ENTRANCES CORNICE WINDOWS ETC. SHOULD COMPLIMENT EACH OTHER IN ORDER TO CREATE A UNIFIED FACADE RATHER THAN A CARNIVAL OF COMPETING ELEMENTS. THE DESIGN ELEMENTS SHOULD NEVER APPEAR AS GROUP OF UNRELATED ELEMENTS, BUT A TOTAL UNIT.

architectural considerations

3.03a

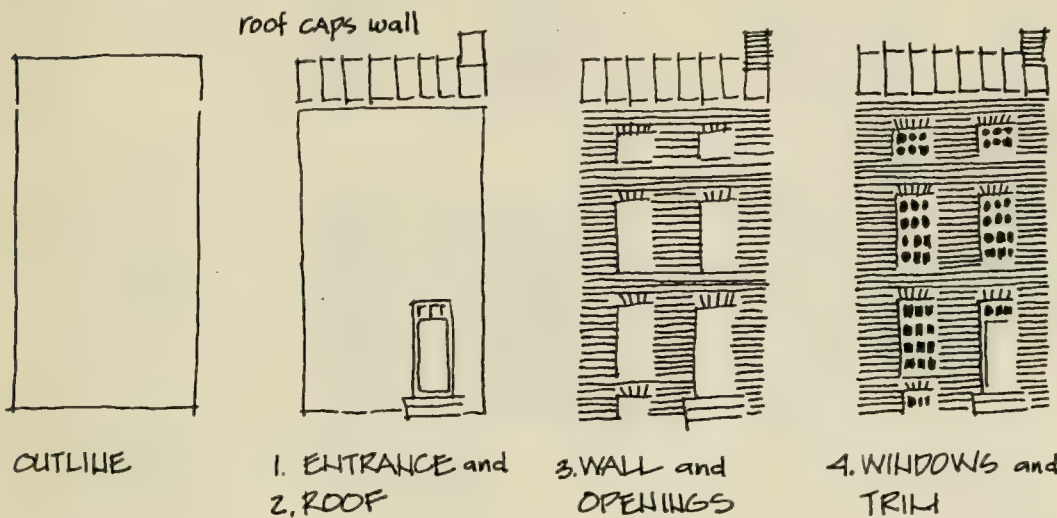
design

DESIGN WILL BE REFERRED TO IN GENERAL TERMS AS THE SIZE, LOCATION, AND ARRANGEMENT OF THE ELEMENTS WHICH MAKE UP THE BUILDINGS. THE FOLLOWING WILL TAKE INTO CONSIDERATION THE ORIGINAL CONFIGURATION AND THE IMPACT OF ALTERATION.

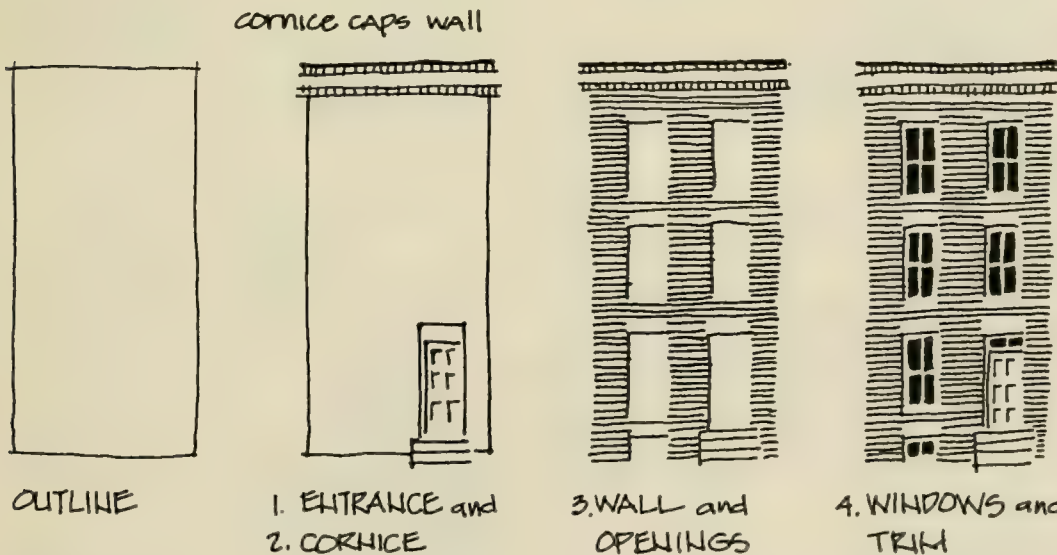
INTRODUCTION

FACADES CAN BE BROKEN DOWN INTO THREE MAJOR AREAS: ROOF, WHICH ALSO INCLUDES CORNICES BECAUSE OF ITS VISUAL FUNCTION OF CAPPING THE FRONT FACADE, ENTRANCE AREA, INCLUDING STOOPS AND HARDWARE, WALL AREA-BRICK AND WINDOWS.

FACADE



FEDERAL PERIOD



GREEK REVIVAL

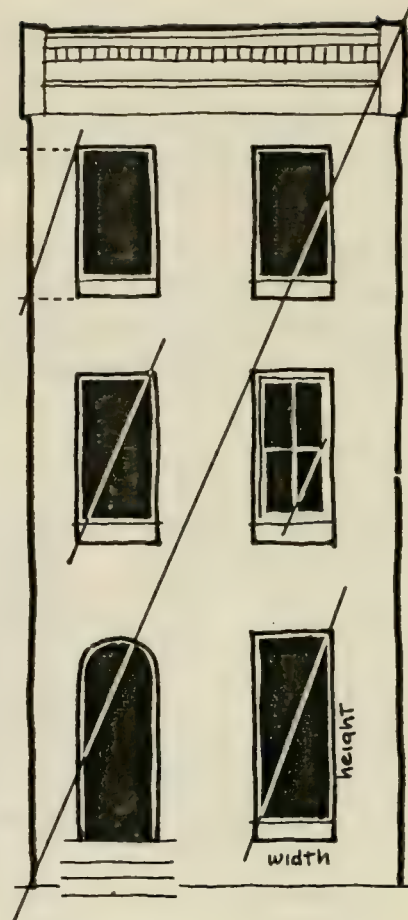
VERTICAL
PROPORTION

PERSONALITY

BALANCE

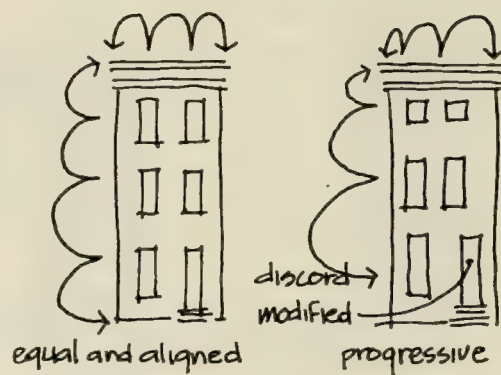
DETAIL

PROPORTIONS WILL BE DISCUSSED AS THE RELATIONSHIP OF HEIGHT TO WIDTH. IN BARRE CIRCLE THE USE OF RECTILINEAR FORMS AND OPENINGS WHICH ARE VERTICAL IN EMPHASIS, IS PREDOMINANT. WINDOWS, DOORS AND THE BUILDING OUTLINES ARE TALL IN PROPORTION. GENERALLY THE GREEK REVIVAL UNITS TEND TO BE TALLER IN PROPORTION THEN THE FEDERAL UNITS. ROOF AREAS AND CORNICES ARE HORIZONTAL IN EMPHASIS AND VISUALLY TERMINATE THE BUILDING. INTRODUCTION OF ELEMENTS OF LESS THEN TALL PROPORTIONS PRODUCE CONFUSING, CONTRADICTING IMPRESSIONS. THIS SHOULD BE CONSIDERED WHEN WORKING WITH THE SIDE AND REAR OF UNITS.

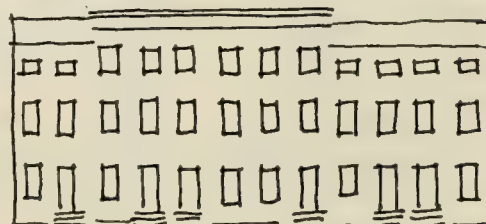


PROPORTIONS

RHYTHM REFERS TO THE REGULAR OCCURRENCE OF ELEMENTS SUCH AS WINDOWS AND DOORS. IN FEDERAL PERIOD UNITS THERE IS AN EQUAL SPACING OF ELEMENTS. IN SOME GREEK REVIVAL UNITS UNEQUAL OR PROGRESSIVE SPACING WAS USED AS A DESIGN DEVICE. FOR EXAMPLE, VARYING WINDOW HEIGHTS AND SPACE BETWEEN WINDOWS WAS USED TO EMPHASIZE THE VERTICALITY OF A BUILDING. SOME UNITS IN BARRE CIRCLE MAY HAVE ELEMENTS WHICH HAVE BEEN RE-LOCATED OR ALTERED AT A LATER DATE LOCATED OFF CENTER OR UNBALANCED. IN APPEARANCE



RHYTHM



RHYTHM OF BLOCK FACE



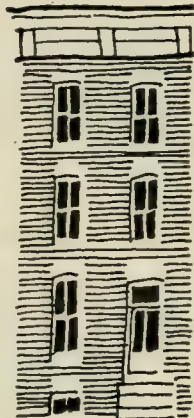
NO

YES

THE AMOUNT OF TRIM APPLIED TO THE SURFACE DOES NOT IMPLY QUALITY, NOR DOES AGE DETERMINE EXCELLENT DESIGN. A WAGON WHEEL WOULD BE OUT OF PLACE ON FRONT FACADE AS WOULD THE APPLICATION OF CARPENTER GOTHIC DESIGNS WHICH OCCURED TOWARDS END OF 19TH CENTURY. IT SHOULD BE ELIPHASIZED THAT INAPPROPRIATE DETAILING CAN MARKEDLY AFFECT THE APPEARANCE OF, UNIT AND WHOLE BLOCK.

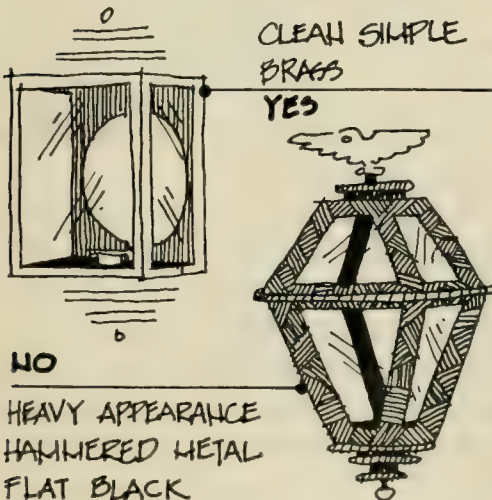


ORIGINAL
CORNICE



REPLACEMENT
CORNICE

IN INSTANCES WHERE PIECES OF FACADE OR DETAILS ARE DAMAGED OR MISSING, THE ALTERNATIVES ARE RESTORATION, RENOVATION OR REPLACEMENT. - SALVAGE OR NEW. OF PRIME IMPORTANCE IS THE SCALE AND PROPORTIONS OF ITEMS. TINY DETAILS AND MOLDINGS ARE OF LESS IMPORTANCE IN RELATION TO OVERALL DESIGN. FOR EXAMPLE THE OVERALL PROPORTIONS AND MASS OF A CORNICE IS MORE IMPORTANT THAN THE AMOUNT OF DETAILED DENTIL WORK IT CONTAINS



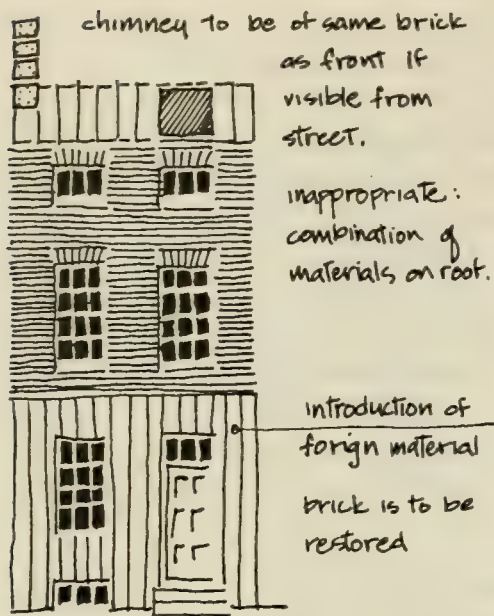
NO

HEAVY APPEARANCE
HAMMERED METAL
FLAT BLACK

CLEAN SIMPLE
BRASS

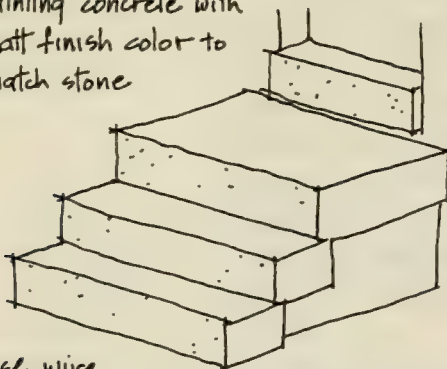
YES

BEWARE OF DETAILS THAT ARE NOT OF PERIOD STYLE. FEDERAL AND GREEK REVIVAL. OR IMITATION - "PHONY COLONY" ITEMS. IF PERIOD STYLE IS UNAVAILABLE USE ITEM OF SIMPLE STRAIGHT FORWARD DESIGN.



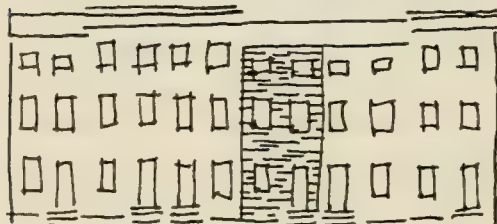
INAPPROPRIATE USE OF MATERIALS

painting concrete with matt finish color to match stone



use wire brush to give matching texture - stipple

units with formstone appear superficial out of place. care should be taken to restore to original brick.



INAPPROPRIATE-FORMSTONE

THE ORIGINAL INDIGENOUS MATERIALS e.g. BRICK, WOOD AND STONE USED IN BARRE CIRCLE WERE DERIVED LOCALLY. REPLACEMENT OF DAMAGED OR MISSING ELEMENTS MAY BE DONE THROUGH SALVAGE OR DUPLICATION. IT IS ENCOURAGED IN RENOVATION THAT MATERIALS IDENTICAL TO THE ORIGINAL BE USED. CONTEMPORARY, SYNTHETIC MATERIALS e.g. PLASTIC AND ALUMINUM, HAVE A DIFFERENT CHARACTER, APPEARANCE, QUALITY WHEN COMPARED TO ORIGINAL ELEMENTS, AN ALUMINUM DOOR DOES NOT GIVE THE SAME IMPRESSION AS AN OAK PANELED DOOR, - SOUND, COLOR, WEIGHT, TEXTURE, MAINTENANCE INSULATION, LONGEVITY.

APPROPRIATE MATERIALS

IF THE DUPLICATION OR REPLACEMENT OF MATERIALS IS DIFFICULT BECAUSE OF ECONOMICS OR AVAILABILITY, THEN TRY TO MAKE THE SUBSTITUTE AS INCONSPICUOUS AS POSSIBLE. FOR EXAMPLE PAINTING AN ALUMINUM DOWNSPOUT A DARK COLOR TO BLEND INTO BACKGROUND AND GIVE APPEARANCE OF HEAVY METAL. COLORING CONCRETE TO APPEAR AS STONE.

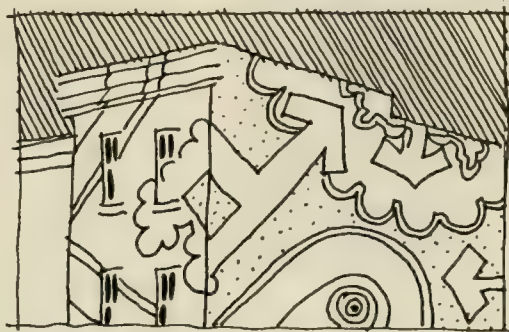
ALTERNATIVE MATERIALS

BECAUSE OF THE PREDOMINANCE AND VISUAL IMPORTANCE OF BRICK IN BARRE CIRCLE A SEPARATE SECTION WILL BE DEVOTED TO THE SUBJECT. OF IMPORTANCE HERE IS THE STANDARD THAT BRICK ON FRONT FACADE WILL BE RESTORED. REPLACEMENT BRICKS MAY BE FOUND IN LOCAL DEMOLITIONS SO AS TO MATCH SIZE AND COLOR.

FORMSTONE

THE USE OF COLOR IN ARCHITECTURE IS ALWAYS AN EMOTIONAL, CONTROVERSIAL SUBJECT. PERSONAL TASTE, CURRENT FASHION, OUT DOING THE NEIGHBORS, FEAR OF REPRISAL, ARE JUST A FEW OF THE CRITERIA WHICH DICTATE COLOR SELECTION, JUSTIFIED OR UNJUSTIFIED. THE BARRE CIRCLE RESIDENTS HAVE BY ELECTING TO RESTORE BRICK SURFACES DETERMINED THE PREDOMINANT UNIFYING COLOR OF THE NEIGHBORHOOD AND A MORE TRADITIONAL CHARACTER OF THE ARCHITECTURE. FOLLOWING WILL BE A FEW GENERAL PRINCIPLES CONCERNING COLORS:

WITH A TRADITIONAL USE OF COLOR, THE ARCHITECTURAL DESIGNS AND DETAILS WILL RELATE TO ORIGINAL FUNCTION. DOORS WILL LOOK LIKE DOORS, WINDOWS WILL LOOK LIKE WINDOWS AND BUILDINGS WILL APPEAR AS ARCHITECTURE, NOT A PAINTING OR GRAPHIC.



INAPPROPRIATE USE OF COLOR



REGIONAL INFLUENCE OF COLOR

COLOR SHOULD RELATE TO THE ENVIRONMENT, LANDSCAPE, AND CLIMATE OF THE AREA. IN THE PAST THIS WAS ACCOMPLISHED WHEN INDIGENOUS MATERIALS, - BRICK, STONE, WOOD, WERE USED. CONSEQUENTLY MATERIALS AND COLORS WHICH ARE ALIEN TO THE ENVIRONMENT SHOULD BE AVOIDED, E.G. ALUMINUM, PLASTIC, CHROME, IMITATION MATERIALS.

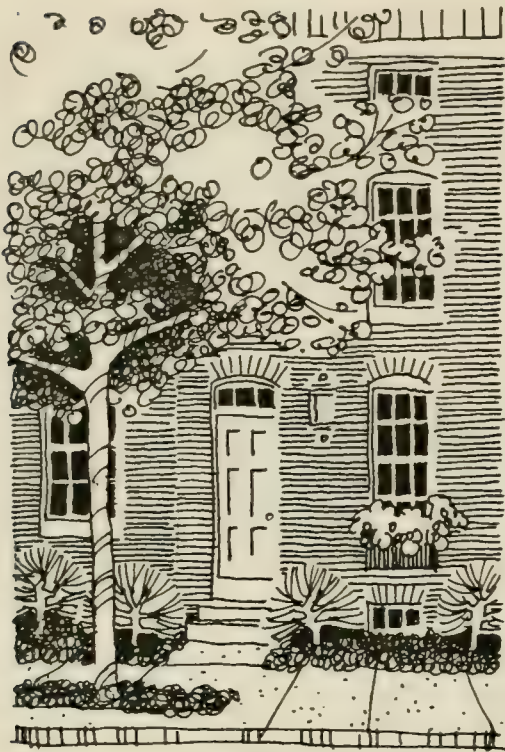
NATURAL MUTED COLORS, EARTH TONES, SUCH AS WARM GREY, BLUE GREY, BEIGE, TERRA COTTA, OLIVES, CREAMS, TAN, ARE EXAMPLES OF COLORS THAT RELATE WELL TO THE LOCAL ENVIRONS, CLIMATE AND SEASONAL CHANGES. PASTEL, POWDERY, PALE COLORS - PINK, PALE YELLOWS, LAVENDER, ALL ARE MORE APPROPRIATE IN SUNNY CLIMATES WHICH LAST YEAR BOUND, AND LESS APPROPRIATE FOR TEMPERATE CLIMATES, OVER-CAST WEATHER, AND SEASONAL CHANGE IN COLOR.

COLOR

GRAPHICS

ENVIRONMENT

LOCAL
COLOR



COLORS OF BRIGHT OR INTENSE HUES, SHOULD BE USED IN LIMITED AMOUNTS AS IN NATURE, AS A DEVICE TO FOCUS ATTENTION, OR TO COMPLIMENT LARGER AREAS OF NATURAL COLORS.

BRIGHT
COLORS

THE NUMBER OF COLORS USED PER UNIT SHOULD BE KEPT TO A MINIMUM, AS THE NUMBER INCREASES COORDINATION IS COMPLICATED AND RESULT APPEARS BUSY.

NUMBER
OF COLORS

TRY TO FIND EXAMPLES OF YOUR COLOR PREFERENCE IN USE ON SIMILAR ARCHITECTURE BEFORE MAKING FINAL SELECTION.

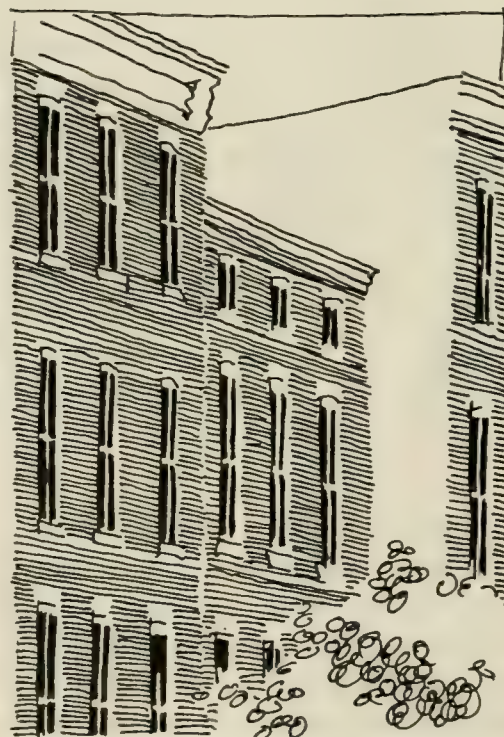
EXAMPLES

DARKER COLORS TEND TO RECEDE AND LIGHTER COLORS COME FORWARD AND ENLARGE APPEARANCE.

HIGH GLOSS PAINT SHOWS UP IMPERFECTIONS IN SURFACES THROUGH REFLECTIONS - MATT FINISHES MAY COLLECT DIRT, GRIME, AND BE DIFFICULT TO MAINTAIN. SEMI-GLOSS FINISH IS RECOMMENDED ESPECIALLY FOR HIGH MAINTENANCE SURFACES SUCH AS DOORS

CONSIDER COLORS WHICH SHOW LITTLE DIRT AND THUS REQUIRE LESS MAINTENANCE.

NOTICE ORIENTATION OF BUILDING TO DETERMINE SHADED WALLS - ESPECIALLY NORTH WALLS. COLOR APPEARS LESS INTENSE IN SHADOWS. THIS IS IMPORTANT FOR UNITS WITH FRONTS FACING NORTH.

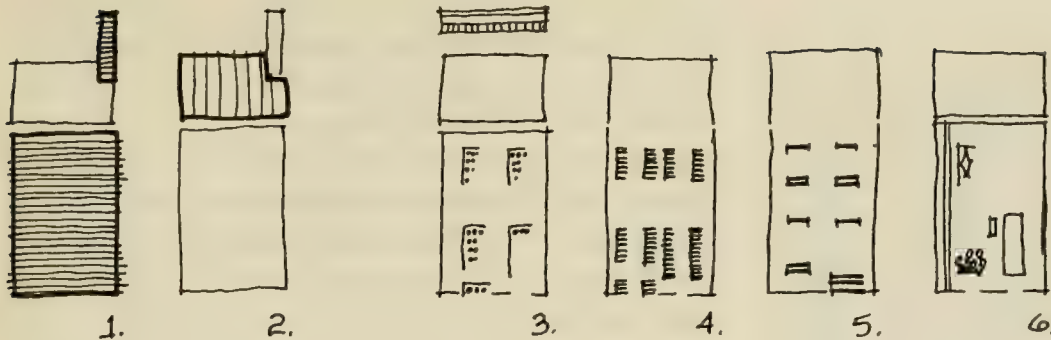


FINISH

DIRT

SHADOWS

UNITS FACING NORTH REMEMBER
FACADE AWAYS IN SHADOW



TYPICAL
AREAS
of COLOR

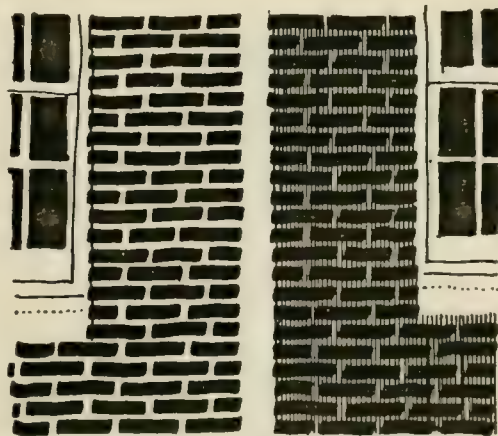
- | | |
|--|--|
| 1. WALLS - BRICK PREDOMINANT COLOR | } DOMINATING AND UNIFYING COLORS |
| 2. ROOF - WHERE VISIBLE FROM STREET | |
| 3. WINDOWS, DOORS, CORNICE, EAVES | } ELEMENTS THAT EMPHASIZE, HARMONIZE AND COMPLIMENT. |
| 4. SHUTTERS - OPTIONAL | |
| 5. SILLS, LINTELS, STOOP, OTHER | |
| 6. MISCELLANEOUS - DOWNSPOUT FLOWER BOX, WINDOW CURTAIN, DOOR, OTHER | |

THE ABOVE ILLUSTRATES A TYPICAL UNIT DIVIDED INTO POTENTIAL AREAS OF INDIVIDUAL COLOR. THE FOLLOWING WILL DISCUSS FURTHER EACH OF THE ABOVE 6 AREAS.

WALLS - ARCHITECTURAL STANDARDS, DEVELOPED BY THE BARRE CIRCLE RESIDENTS, REQUIRES THAT BRICK SURFACES BE RETAINED AND RESTORED. BRICK WILL THEREFORE BE THE PREDOMINANT AND UNIFYING COLOR OF THE NEIGHBORHOOD. THE BRICK COLORS GENERALLY RANGE FROM DARK RED TO SALMON.

WALLS

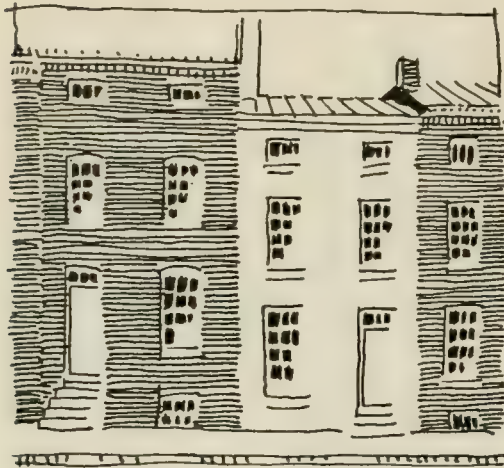
IN REPAIRING PORTIONS OF A WALL CARE SHOULD BE TAKEN TO MATCH EXISTING BRICK AND MORTAR. IF REPAIRING WHOLE WALL CONSIDER USING A GREY OR EARTH COLOR TINTED MORTAR WHICH IS CLOSER IN COLOR TO BRICK, BUT NEVER DARKER. THE TRADITIONAL USE OF LIGHTER COLOR MORTAR TENDS TO EMPHASIZE EACH BRICK, ESPECIALLY WHERE JOINTS OF $\frac{1}{4}$ " TO $\frac{1}{2}$ " WERE USED. GIVING BUSY APPEARANCE. DARKER MORTAR CREATES A MORE UNIFIED SURFACE.



WHITE MORTAR
APPEARS BUSY

TINTED MORTAR -
WALL READS.

REPAIR



the exception may prove the rule

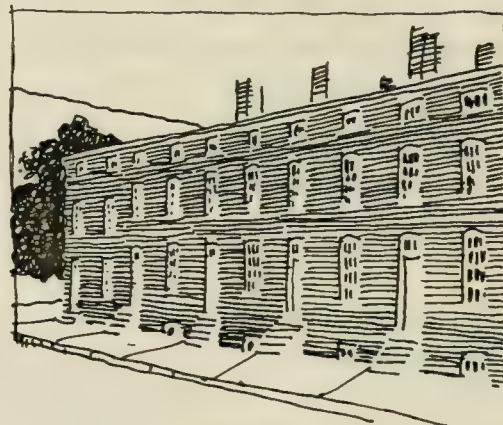
FOR UNITS THAT ARE PART OF A CONTIGUOUS GROUP - COLORS SHOULD MATCH OR BLEND WITH ADJACENT UNITS.

WHEN THE EXISTING RAW BRICK IS AN UNATTRACTIVE COLOR OR THE WALL HAS BEEN REPAIRED IN THE PAST WITH AN UNMATCHED BRICK, PAINTING THE WALL MAY BE AN ALTERNATIVE TOO REPLACING THE BRICK. PAINTED BRICK WORK GENERALLY REQUIRES REPAINTING EVERY FIVE YEARS.

FOR UNITS THAT ARE INDIVIDUAL IN DESIGN, COMPARED TO ADJOINING UNITS EARTHY COLORS OTHER THEN RED MIGHT BE CONSIDERED.

PAINTING
WALLS

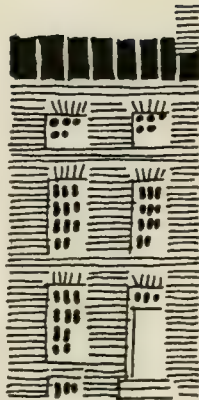
INDIVIDUAL
UNIT



CONTIGUOUS
UNIT



NO
ROOF APPEAR
WEAK LIGHT



YES
ROOF DARKER
HEAVY LOOK

THE FOLLOWING IS REFERRING TO UNITS WHICH HAVE ROOFS VISIBLE FROM THE STREET.

THE STANDARDS RECOMMEND A MEDIUM TO DARK (NOT BLACK) ROOFING MATERIAL. COLORS RELATING TO ORIGINAL MATERIALS LOOK APPROPRIATE. SLATE BLUE, GREYS, BROWNS.

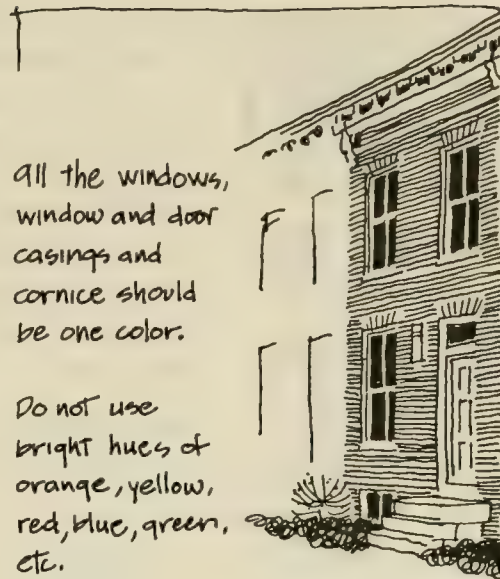
ENVIRONMENTALLY A MEDIUM COLOR WILL ABSORB HEAT IN WINTER BUT NOT BE UNCOMFORTABLE IN SUMMER.

ROOFS

architectural considerations

3.05e
color

WINDOWS, DOOR, CORNICES, EAVES ETC. TEND TO EMPHASIZE, HARMONIZE, OR COMPLEMENT THE PREDOMINANT BRICK COLORS. LIGHT COLORS CONTRAST AND SPARKLE, WHILE THE EARTH COLORS BLEND AND OFFER A MORE UNIFIED APPEARANCE - OF WALL AND TRIM. DARK COLORS ARE HEAVIER AND MORE RESERVED IN APPEARANCE. ALL ARE APPROPRIATE.



WINDOWS
DOORS
& TRIM



Dark colors
give appearance
of bars on windows.

lighter colors
give sparkle to
window, and from
interior mullions
are less appar-
ent.

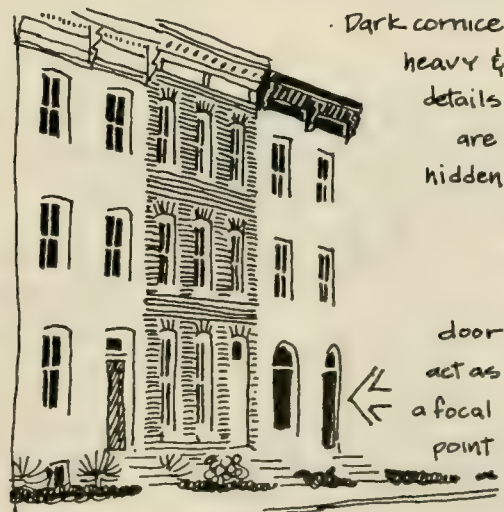
LIGHTER COLORS CONTRAST WITH DARKER AREAS OF GLASS. THEY APPEAR LIVELY AND CHEERFUL EVEN ON OVERCAST DAYS

DARKER COLORS REMOVE LIVELINESS OF OVERALL CHARACTER, GIVES MORE RESERVED APPEARANCE.

WINDOWS
LIGHT
& DARK

ENTRANCES CAN VISUALLY ACT AS A FOCAL POINT AND HAVE A VARIETY OF COLOR OPTIONS, KEEP IN MIND THE IMPACT TO NEIGHBORHOOD IMAGE. THE DOOR FRAME SHOULD MATCH WINDOW COLORS WHILE THE DOOR ITSELF MAY BE TREATED INDIVIDUALLY.

CORNICES - MODELING AND DETAIL CAN BE EMPHASIZED BY LIGHT COLORS, SUN, AND SHADOW. DARK COLORS TEND TO MUTE AND RENDER INVISIBLE THE FINE DETAILS.



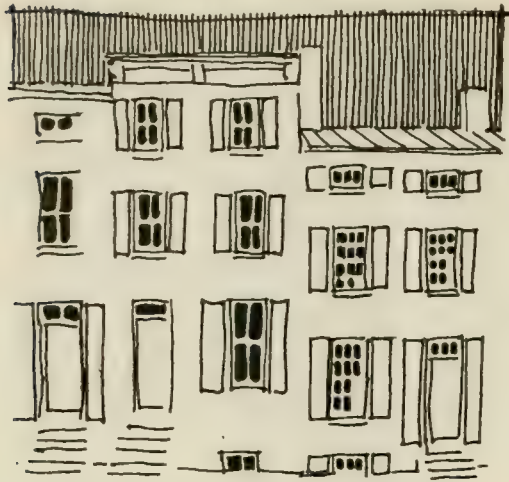
Dark cornice
heavy &
details
are
hidden

door
act as
a focal
point

ENTRANCES

architectural considerations

3.05 f
color



SINCE SHUTTERS AND BLINDS WOULD COMPRISE A LARGE AREA OF THE BUILDING FACADE, WHITE, BLACK AND EARTH TONES OFFER AN APPROPRIATE COLOR SELECTION. BRIGHT HUES OF RED, ORANGE, BLUE, AND PASTELS TEND TO APPEAR COMMERCIAL. TRADITIONAL COLORS WERE DARK GREENS AND BLACK.

ALL SHUTTERS AND BLINDS ON ONE BUILDING SHOULD BE OF ONE COLOR

SHUTTERS
BLINDS

SILLS, LINTELS, STOOPS SHOULD REFLECT ORIGINAL TREATMENT. STONE SHOULD BE REPAIRED AND IF NECESSARY PAINTED TO MATCH ORIGINAL RAW COLOR. BRICK SHOULD BE REPAIRED TO RETAIN RAW BRICK TEXTURE AND MATCH WALL COLOR.

ELEMENTS SUCH AS UTILITY EQUIPMENT, VENTS, METERS, SHOULD BE A FLAT COLOR WHICH BLENDS WITH WALL SURFACE. BURGLAR BARS, HAND RAILS AND OTHER IRON WORK SHOULD BE PAINTED BLACK GLOSS FINISH.



SILLS
LINTELS
STOOP

HARDWARE



IT IS RECOMMENDED THAT COLOR BE DIVIDED INTO TWO AREAS OF CONCERN,

INDIVIDUAL COLOR CHOICE FOR DOORS, SHUTTERS, BLINDS, HARDWARE, STOOP

GROUP CHOICE FOR CORNICE, EAVES, WINDOWS, WINDOW AND DOOR CASINGS.

CONTIGUOUS
UNITS

SUGGESTED TRIM and DETAIL COLOR RANGE

RELATIONSHIP TO BRICK SURFACE

COLOR CHART

COOL WHITE

WARM WHITE

CREAM

LIGHT GREY

BEIGE



EARTH TONES of

- REDS
- GREENS
- BLUES
- BROWNS

WILLIAMSBURG
COLORS



DARK TONES of

REDS

GREENS

BLUES

BROWNS

GREYS



BLACK

COLD APPLIANCE LOOK, BEWARE
LARGE AREAS OF THIS COLOR

WHEN IN DOUBT - THESE ARE SAFE
CONTRASTS WITH BRICK COLOR

CLOSER TO TONE OF BRICK
TRIM AND BRICK - LESS DEF-
INITION - READ AS ONE - UNITY

CONTRAST WITH BRICK BUT LESS
DEFINED AS LIGHT COLOR -
TRIM APPEARS HEAVY BRICK
APPEARS LIGHT.

DETAIL RELIEF e.g. CORNICES LOSE
DEFINITION, - METALLIC APPEAR-
ANCE. GLOSS BLACK FOR
METAL HARDWARE RECOMMENDED

THE TRADITIONAL CHARACTER OF BARRE CIRCLE CAN BE REVIVED AND ENHANCED THROUGH A CAREFULLY SENSITIVE RENOVATION PROGRAM. THE TEXT WILL FIRST IDENTIFY THE ORIGINAL ARCHITECTURAL FEATURES AND FUNCTIONS. SECONDLY, CONSIDER RESIDENTIAL OBJECTIVES TO DETERMINE IF RENOVATION OR MODIFICATION IS NECESSARY. THIRDLY, LOOK AT THE IMPACT OF THIS IMPLEMENTATION TO THE BUILDING ESTHETICS AND NEIGHBORHOOD IMAGE.

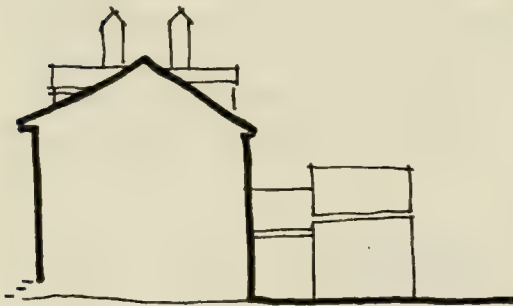
OBJECTIVE



**Front
Side
Rear
Site**

FRONT FACADE: BECAUSE OF THE VISUAL IMPORTANCE, THIS SECTION WILL HAVE THE MOST SPECIFIC GUIDELINES. THE GREATEST EMPHASIS SHOULD BE PLACED ON ORIGINAL DESIGN INTENT.

FRONT FACADE



SIDE FACADES: ARE OF TWO TYPES, STREET CORNER FACADES WHICH BECAUSE OF NEIGHBORHOOD IMPACT ARE TREATED AS A FRONT FACADE. INTERIOR BLOCK SIDE FACADES, WHICH ALLOW'S MODIFICATION FOR CONTEMPORARY NEEDS.

SIDE FACADE



REAR FACADE: CONCERN FOR CONTEMPORARY LIVING IN HARMONY WITH THE NEIGHBORHOOD.

REAR FACADE

ROOF AREA: PRESERVE THE ORIGINAL SKYLINE CHARACTER

ROOF

WALL/BRICK: RESTORE AND PRESERVING ORIGINAL SURFACES

WALL/ BRICK

ENTRANCE: DOOR, STOOP, HARDWARE. DEVELOP PERSONAL EXPRESSION THROUGH TRADITIONAL DESIGN.

ENTRANCE

WINDOWS: CONCERN FOR PERSONAL EXPRESSION, TRADITIONAL DESIGN, AND CONTEMPORARY FUNCTION.

WINDOWS

HARDWARE: MODERN CONVENIENCE WITH MINIMUM VISUAL IMPACT.

HARDWARE



SITE: CONTEMPORARY OUTDOOR LIVING WITH IN URBAN AREA - IMPROVE MICRO ENVIRONMENT.

SITE

THE MOST CRITICAL PORTIONS OF THE GUIDELINES APPLY TO THE FRONT FACADES. HISTORICALLY THE BUILDING FRONTS WERE GIVEN THE MOST DESIGN CONSIDERATIONS AND OFTEN CONSTRUCTED WITH BETTER QUALITY MATERIALS. THE FRONT FACADE COMPRISES A MAJOR PORTION OF THE STREET IMAGE AND REPRESENTS THE FORMAL PUBLIC IMAGE OF THE ARCHITECTURE. THE OBJECTIVE OF THE FOLLOWING IS TO ILLUSTRATE HOW TO PRESERVE AND ENHANCE THE ARCHITECTURE'S ORIGINAL CHARACTER.

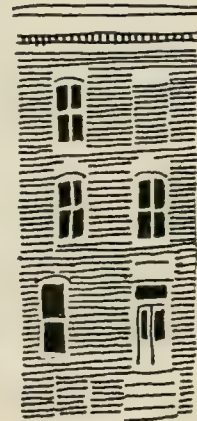
OBJECTIVE

BECAUSE OF THE ORIGINAL DESIGN SIMPLICITY AND THE MINIMAL USE OF ARCHITECTURAL APPOINTMENTS, THESE UNITS ARE PARTICULARLY SENSITIVE TO THE ADDITION OF ANY ELEMENTS WHICH ARE OUT OF CHARACTER. ANY INTERRUPTION TO THE PLANAR QUALITY OF THE FRONT FACADE IS DISCOURAGED. FEATURES SUCH AS BAY WINDOWS, PORCHES, PORTICOS, AND WROUGHT-IRON CATWALKS THAT PROTRUDE FROM A FRONT FACADE ARE PARTICULARLY INAPPROPRIATE. FURTHERMORE, ELEMENTS OF ANOTHER DESIGN PERIOD OR ITEMS OF THE CORRECT ARCHITECTURAL PERIOD BUT NOT CHARACTERISTIC OF BALTIMORE SHOULD BE DISCOURAGED. AS AN EXAMPLE WROUGHT IRON STEPS ARE CORRECT FOR FEDERAL AND GREEK REVIVAL PERIODS, BUT WERE NOT USED EXTENSIVELY IN BALTIMORE.

DESIGN

IN INSTANCES WHERE DESIGN ELEMENTS ARE INCONSISTENT OR MODIFIED FROM ORIGINAL INTENT, THE OWNER HAS THE OPTION TO EITHER PRESERVE OR CORRECT INCONGRUITIES AFTER FIRST GETTING PERMISSION FROM THE ARCHITECTURAL COMMITTEE. EXAMPLE, DOORS AND WINDOW OPENINGS MAY BE REALIGNED, INAPPROPRIATE SILLS OR LINTELS MAY BE MODIFIED TO A SUITABLE TYPE. SEALED OPENINGS MAY BE REOPENED.

- SEALED WINDOWS SHOULD BE REOPENED
- INAPPROPRIATE SILLS AND LINTELS MAY BE REPLACED
- MODIFIED OR RELOCATED WINDOW OPENINGS MAY BE CORRECTED



EXISTING MODIFICATIONS

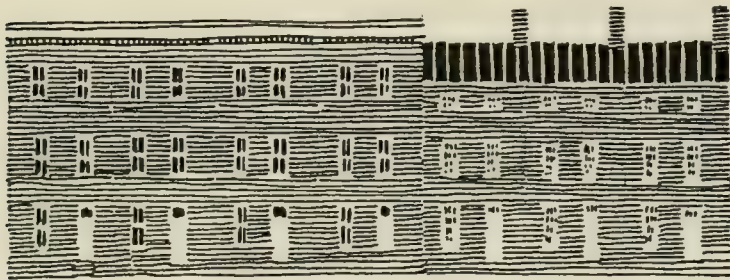
RECONSTRUCTION OF MISSING OR DESTROYED ITEMS SHOULD BE UNDERTAKEN WITH THE USE OF SALVAGE MATERIALS OR NEW MATERIALS WHICH RESPECT THE ORIGINAL PROPORTIONS, MASSING AND TEXTURE. INTRICATE AND EXPENSIVELY REPRODUCED DETAILS ARE NOT NECESSARY, AS LONG AS THEIR REPLACEMENTS ARE COMPATIBLE IN SCALE AND REFLECTIVE OF THE PERIOD.

REPLACEMENT

SYMMETRICAL UNITS REFER TO AN ARCHITECTURAL GROUP OF REPEATED IDENTICAL FRONT FACADES. THE REPEATED ARRANGEMENT OF DUPLICATE WINDOWS, DOORS, CORNICES, EAVES AND BRICKWORK. THE OBJECTIVE IS TO UTILIZE THIS REPETITIVE CHARACTER TO THE ADVANTAGE OF THE RESIDENTS AND NEIGHBORHOOD. TO COMPETE WITH, OR DENY THE SYMMETRY PRODUCES A MEDIOCRE COLLECTION OF FACADES AND DOES NOT TAKE ADVANTAGE OF THE ARCHITECTURAL POTENTIAL. VARIATION AND INDIVIDUAL EXPRESSION CAN BE PROVIDED WITHIN THIS REPETITIVE ARCHITECTURAL ARRANGEMENT.

SYMMETRICAL UNITS

SAVE COSTS WITH COMBINED PURCHASES



ITEMS TO BE
HANDLED AS A
GROUP

GROUP TREATMENT

ROOF, CORNICE
EAVES, BRICK
WINDOW,
DOOR FRAME,
DOWNSPOUT and
GUTTER.



ITEMS OF INDIVID-
UAL TREATMENT.

INDIVIDUAL TREATMENT

SHUTTERS and
BLINDS, DOORS,
STOOPS,
LANDSCAPING,
HARDWARE,
WHAT SHOWS
THROUGH WINDOWS.

PEDESTRIAN LEVEL - AREA OF INDIVIDUAL TREATMENT.

SYMMETRICAL UNITS CAN BE COMPARED WITH ATTENDING A FORMAL DINNER, THE MEN ALL WEARING SUITS AND TAILS. AT FIRST ALL APPEAR SIMILAR THEN ITEMS OF JEWELRY, TIES, SHOES, HOW THE CLOTHS FIT BECOME NOTICEABLE INDICATING PERSONAL PREFERENCES. IGNORING OR COSMETICALLY CHANGING THE SYMMETRY IS SUPERFICIAL AND CONTRADICTIONARY. THE SUITED MEN WEARING FUNNY HATS, BRIGHTLY COLORED GLOVES, BARE FEET AND LIPSTICK.

DESIGN

front facade

- ORIGINAL LOCATION AND PITCH OF ROOFS VISIBLE FROM THE STREET (FEDERAL PERIOD) TO BE PRESERVED, see sec. 3.07 ROOFS
- CORNICES AND EAVES TO BE RETAINED, AND REPAIRED OR REPLACED, see sec. 3.11 ROOFS & sec. 3.12 CORNICES

WALL/BRICK

- CHIMNEYS VISIBLE FROM THE STREET SHOULD BE REPAIRED & POINTED TO MATCH FRONT WALL, see sec 3.10 WALLS/BRICK

ROOF

- DOWNSPOUTS AND OTHER HARDWARE SHOULD BE INCONSPICUOUS, sec. 3.15 HARDWARE.

- FOR ACCEPTABLE WINDOW DESIGNS, REFER TO sec. 3.13 WINDOWS

ENTRANCE

- BRICKWORK TO BE RESTORED, sec. 3.10 WALLS/BRICK

- SILL & LINTELS SHOULD BE RESTORED, sec. 3.13 WINDOWS.

CORNICE

- SHUTTERS AND BLINDS OPTIONAL, sec. 3.13 WINDOWS.

- ORIGINAL WINDOW & DOOR OPENINGS TO BE PRESERVED IN ORIGINAL MANNER

WINDOWS

- ALLEYWAYS SHOULD BE RETAINED, GATE OPTIONAL

- RETENTION OF BASEMENT WINDOWS & AREAWAYS - OPTIONAL,

HARDWARE

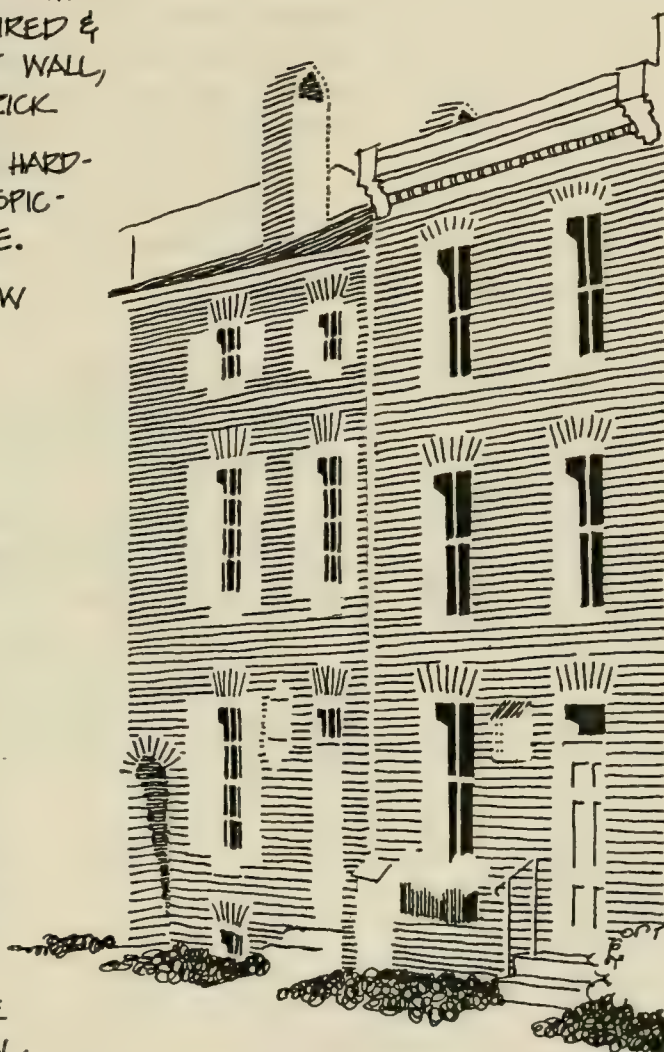
- SEE sec. 3.15 HARDWARE FOR HOUSE LIGHTS, HANDRAILS, MAIL BOXES, BURGLER BARS, OTHER.

- STOOPS TO BE RESTORED IN A TRADITIONAL MANNER sec. 3.13 STOOPS

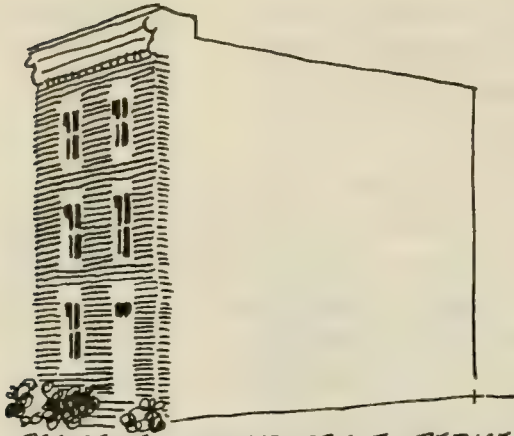
- SEE sec. 3.13 ENTRANCE FOR APPROPRIATE DOORS

- SEE sec. 3.17 SITE FOR SUITABLE PLANTS IN FRONT PLANT BED.

SITE



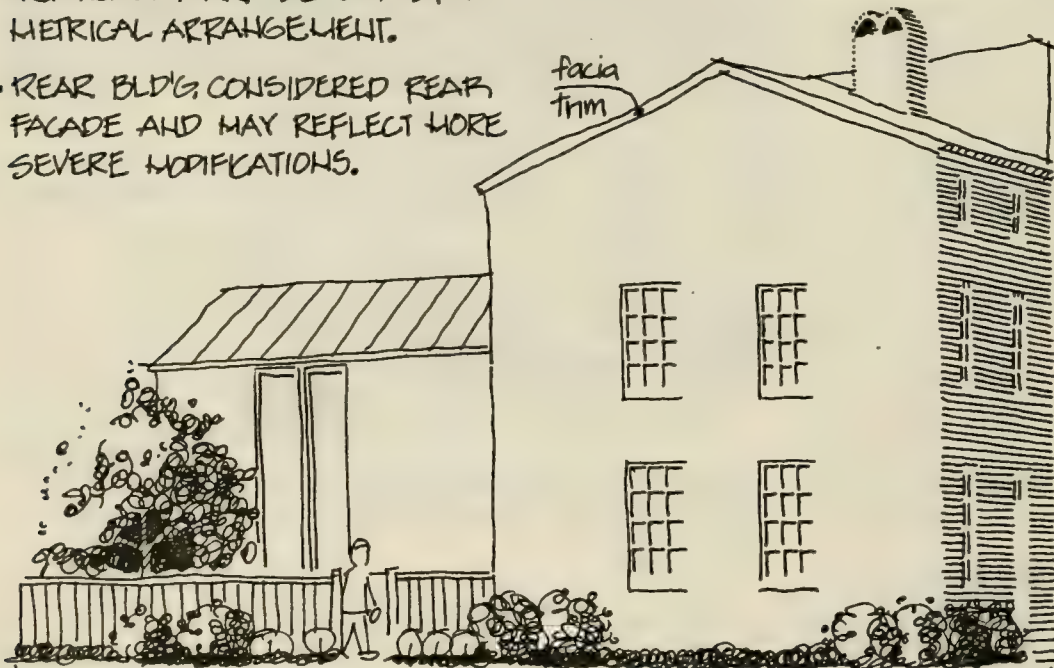
STREET CORNER UNIT



RESIDENTS SHOULD TRY TO REDUCE FRONT FACADE AS VENEER IMAGE.

THE FOLLOWING DEALS WITH END UNITS WITH VISIBLE SIDE FACADES. THESE FACADES MAY BE DIVIDED INTO TWO GROUPS. FIRST, STREET CORNER UNITS WHICH FACE ONTO STREET INTERSECTIONS AND HAVE A STRONG VISUAL IMPACT ON THE NEIGHBORHOOD IMAGE. SECOND, HAVING ONLY A LOCAL VISUAL IMPACT, END UNITS WHICH FACE ONTO INTERIOR BLOCK SITUATIONS.

- INSTALLATION OF WINDOWS ON SIDE FACADE - OPTIONAL. CONSIDERATIONS: WINDOWS SHOULD BE SAME SIZE DESIGN & COLOR AS THOSE OF FRONT. THEY SHOULD ALIGN HORIZONTALLY & VERTICALLY AND BE OF A SYMMETRICAL ARRANGEMENT.
- ON GREEK REVIVAL UNITS THE CORNICE WOULD NOT CONTINUE AROUND THE SIDE.
- EXISTING BRICK ON SIDE FACADE MAY DIFFER FROM THAT USED ON FRONT, BUT SHOULD BE RESTORED.
- REAR BLD'G. CONSIDERED REAR FACADE AND MAY REFLECT MORE SEVERE MODIFICATIONS.

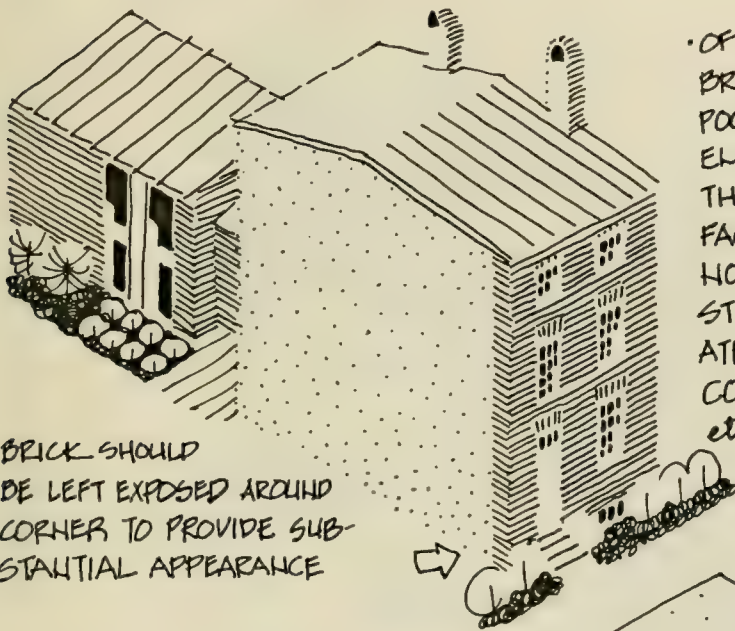


- SCREEN OPTIONAL

STREET CORNER UNITS SHOULD CONTINUE THE CHARACTER OF THE FRONT FACADE ONTO THE SIDE FACADE.

END UNITS WHICH FACE ONTO INTERIORS HAVE A LESS VISUAL IMPACT UPON NEIGHBORHOOD IMAGE AND THUS HAVE MORE FLEXIBILITY IN EXTERIOR DESIGN SOLUTIONS. THEY SHOULD BE TREATED AS A TRANSITION BETWEEN THE TRADITIONAL FRONT FACADE, AND THE POTENTIAL ALTERNATIVES OF THE REAR.

INTERIOR
BLOCK
UNITS

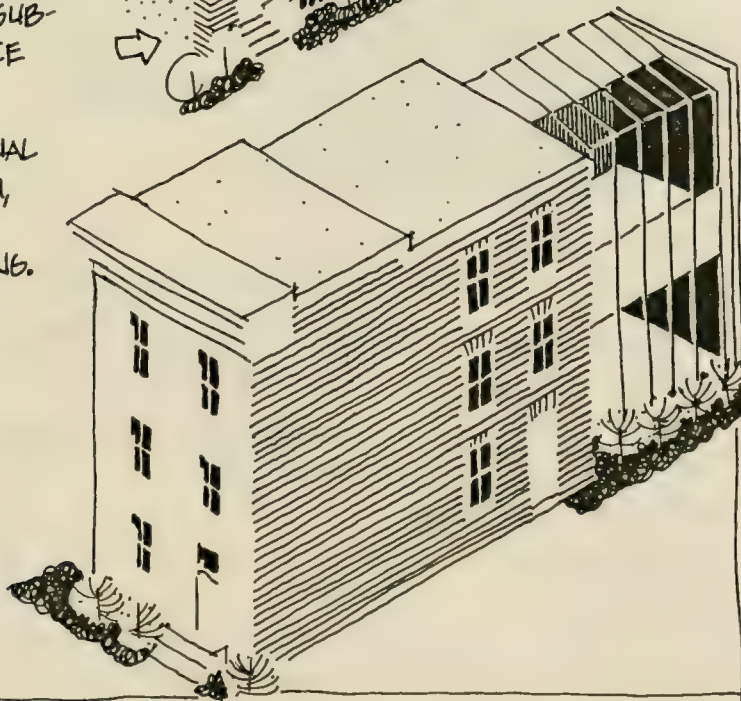


• OFTEN THE SIDE FACADE BRICK IS OF A MUCH POORER QUALITY, THE EMPHASIS PLACED ON THE MORE EXPOSED FRONT FACADE. IF BRICK IS NOT RESTORABLE, STUCCO IS APPROPRIATE PAINTED A LIGHT COLOR - CREAM, BEIGE, etc.

STUCCO

• BRICK SHOULD BE LEFT EXPOSED AROUND CORNER TO PROVIDE SUBSTANTIAL APPEARANCE

• WINDOWS ARE OPTIONAL AS IS THEIR LOCATION, BUT AN ORDERED APPEARANCE IS PLEASING.



ARCHITECTURAL
COURTESY

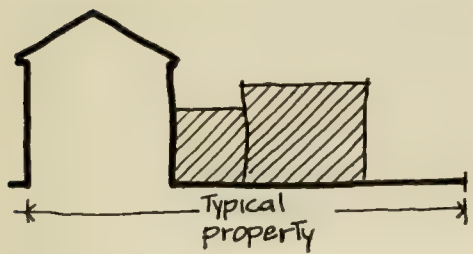
THE REAR BUILDING AREA OFFERS THE GREATEST OPPORTUNITY FOR BUILDING ALTERATIONS TO ACCOMMODATE CONTEMPORARY LIFE STYLES. NEW KITCHENS, LARGE WINDOW AREAS, INDOOR-OUTDOOR LIVING SPACES, COULD BE MADE POSSIBLE THROUGH BUILDING MODIFICATIONS, REMOVAL, ADDITIONS AND IF SPACE IS ADEQUATE, A SEPERATE NEW STRUCTURE. THE MAIN CONCERN IS ARCHITECTURAL COURTESY. WHAT EVER ALTERATIONS ARE PROPOSED, THEY SHOULD BE HARMONIOUS WITH, AND NOT INTRUDE ON THE FUNCTIONING OF ADJACENT UNITS. OWNERS ARE ENCOURAGED TO COORDINATE THEIR PLANNING EFFORTS WITH THEIR NEIGHBORS.



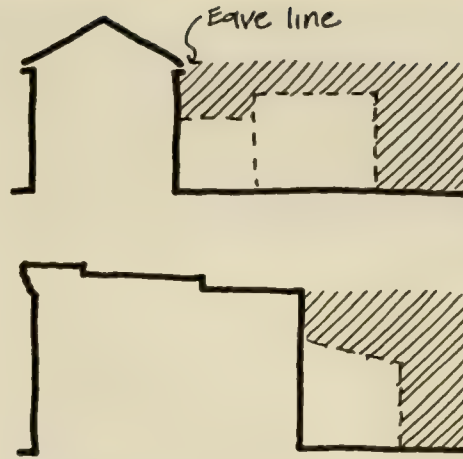
THE BUILDING REAR AND REAR COURT SHOULD BE A MULTI-CONCERN DESIGN PROCESS. LISTED BELOW ARE A FEW CONSIDERATIONS.

- ENVIRONMENT - ORIENTATION TO THE-SUN-MORNING, NOON, EVENINGS. AIR MOVEMENT PREVAILING BREEZES, ACOUSTICS.
- VIEWS AND VISTAS TO PRESERVE.
- REAR ACCESS - PEDESTRIAN AND SERVICE.
- CITY CODES
- LOCATION OF BUILDING HARDWARE AIR CONDITIONERS, STORAGE ETC.
- POTENTIAL FUTURE BUILDING EXPANSION.

CONCERNS



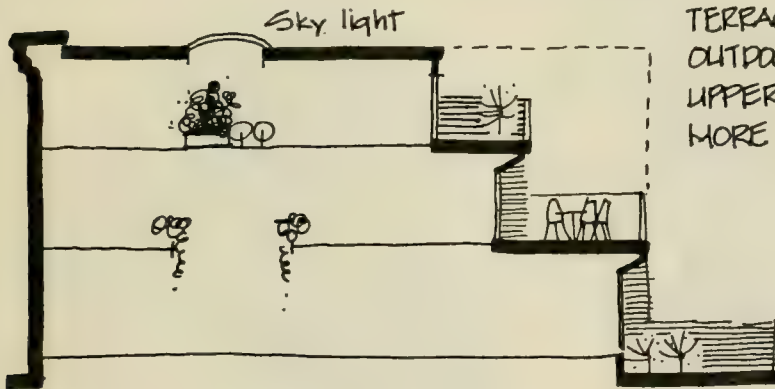
REMOVAL LIMITS



EXPANSION LIMITS

EXPANSION
& REMOVAL
LIMITS

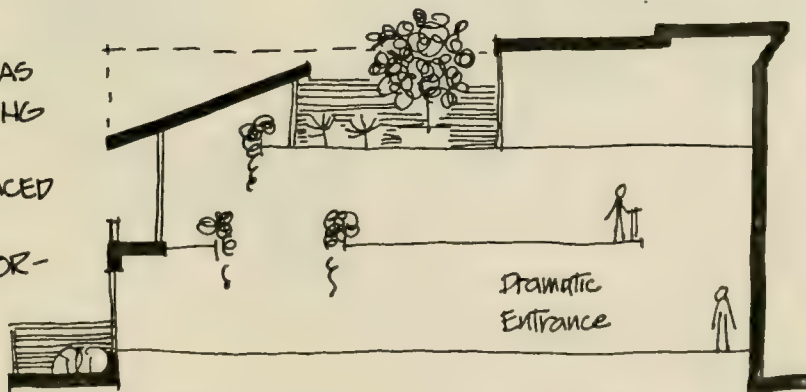
CROSS SECTION SHOWING RECOMMENDED LIMITS OF REMOVAL AND EXPANSION RELATIVE TO ARCHITECTURAL STYLE OF EXISTING UNIT.



TERRACES PROVIDE MORE
OUTDOOR LIVING SPACE.
UPPER FLOORS PROVIDE
MORE PRIVATE COURTS

IDEAS

TRADITIONAL
LIVING STYLE WAS
TOWARDS BUILDING
INTERIOR TODAY
EMPHASIS IS PLACED
ON THE USE OF
ADJACENT INDOOR-
OUTDOOR
ACTIVITY.



CROSS SECTIONS SUGGESTING INTERIOR AND EXTERIOR SPACE MODIFICATIONS.
CONSULT STRUCTURAL ENGINEERS WHEN CONSIDERING MAJOR BLDG. CHANGES.

MATERIALS WHICH ARE INDIGENOUS TO BALTIMORE ARE RECOMMENDED FOR CONSTRUCTION OF REAR ADDITIONS - BRICK, WOOD, STONE. SOME ARCHITECTURAL APPOINTMENTS AND MATERIALS MAY BE FOUND THROUGH SALVAGE. NO ALTERATIONS OR ADDITIONS WILL BE PERMITTED THAT INTRUDES ON THE INTERIOR LIGHT SOURCE OF AN ADJACENT UNIT. OWNERS ARE ENCOURAGED TO COORDINATE THE PLANNING OF BUILDING REARS WITH THEIR NEIGHBORS.

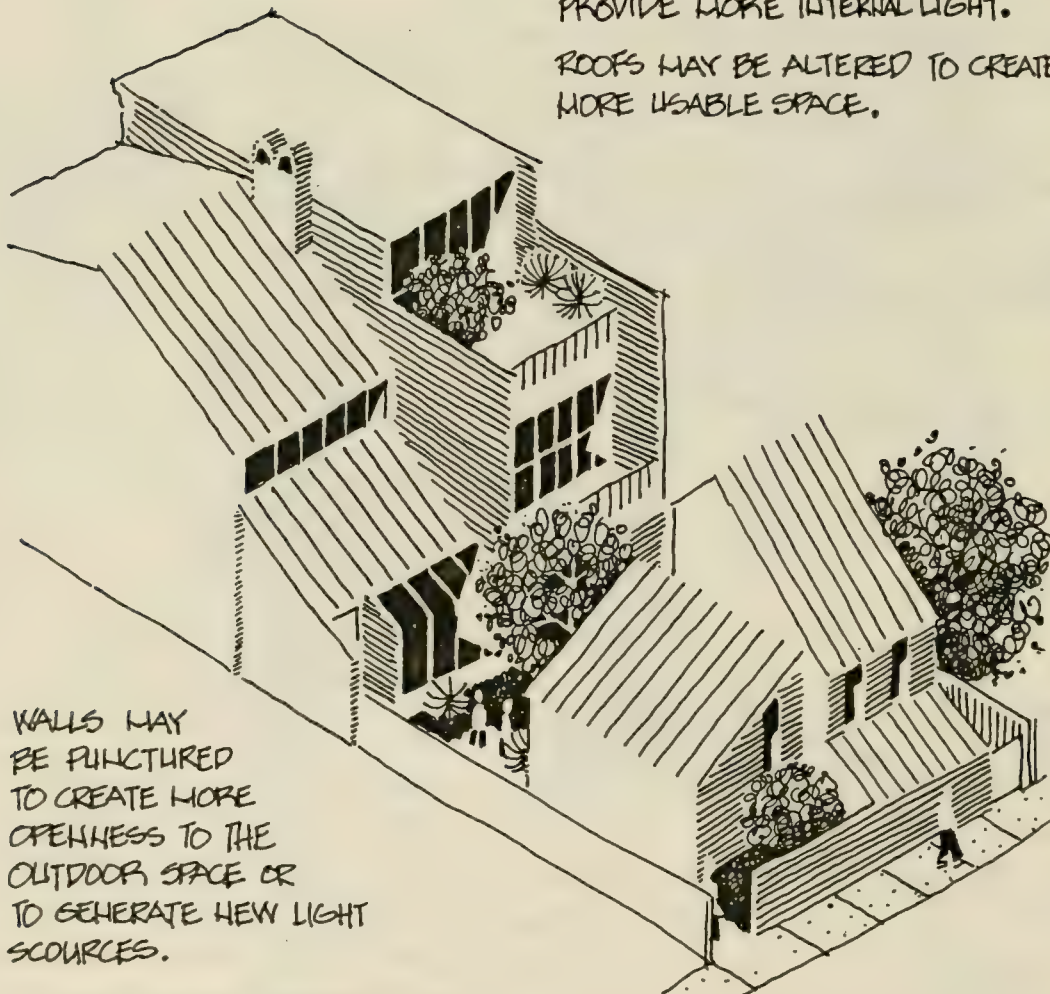
MATERIALS

ALTERATIONS SHOULD TAKE INTO ACCOUNT THE EXPOSURE CHARACTERISTICS OF THE REAR YARDS.

CONCERNS

SKYLIGHTS MAY BE ADDED TO PROVIDE MORE INTERNAL LIGHT.

ROOFS MAY BE ALTERED TO CREATE MORE USABLE SPACE.



WALLS MAY BE PUNCTURED TO CREATE MORE OPENNESS TO THE OUTDOOR SPACE OR TO GENERATE NEW LIGHT SOURCES.

IN CASES WHERE MATERIALS ARE REMOVED FROM ADDITIONS, THEY SHOULD BE SALVAGED FOR USE IN NEW STRUCTURES, IN FENCES, OR IN OUTDOOR LANDSCAPE FEATURES.

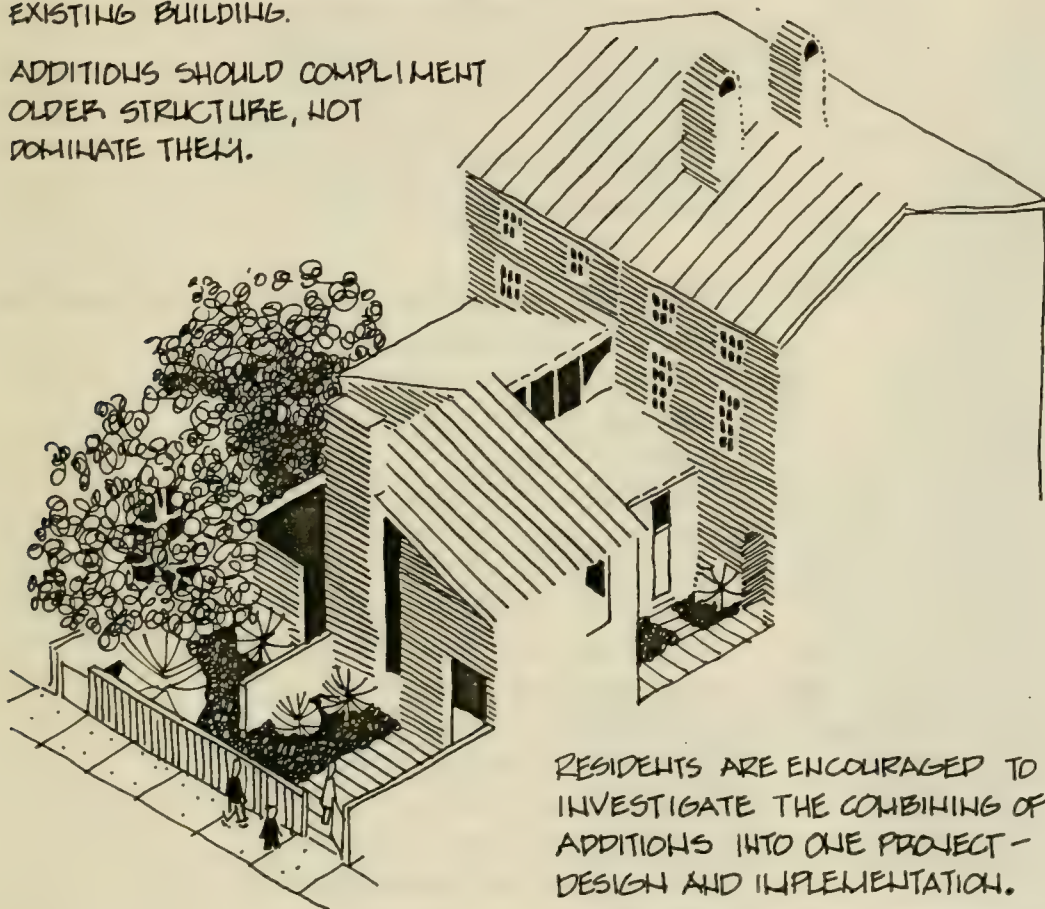
NEW REAR ADDITIONS AND MODIFICATIONS SHOULD BE COMPATIBLE WITH THE TRADITIONAL STREET THEME OF THE FRONT. THIS DOES NOT SUGGEST A REPETITION OF THE FRONT FACADE ARCHITECTURE. DESIGNS WHICH ARE CLEAN, SIMPLE, AND FUNCTIONAL AND OF A MODERN ATTITUDE WOULD BE ATTRACTIVE. PROPORTIONS, RHYTHMS, AND MASSING OF A SIMILAR SCALE TO THE FRONT IS ALSO AN IMPORTANT CONCERN.

DESIGN

NEW ROOF, PITCHES AND SKYLINE SHOULD BE COMPATABLE WITH THE EXISTING BUILDING.

ADDITIONS SHOULD COMPLIMENT OLDER STRUCTURE, NOT DOMINATE THEM.

CONCERNS

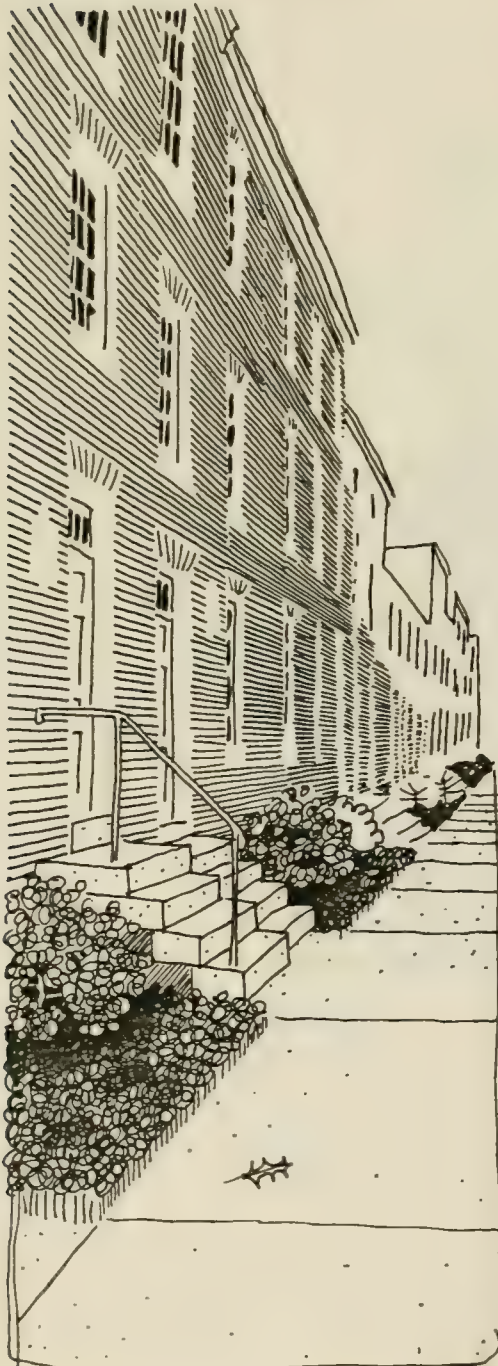


RESIDENTS ARE ENCOURAGED TO INVESTIGATE THE COMBINING OF ADDITIONS INTO ONE PROJECT - DESIGN AND IMPLEMENTATION.

THE APPEARANCE OF A UNIFIED DESIGN LESS BUSY THAN TWO INDIVIDUAL BUT ATTACHED UNITS.

COLORS MAY VARY FROM ORIGINAL STRUCTURE BUT SHOULD BE COMPATABLE.

PERIOD ARCHITECTURAL APPOINTMENTS SET AGAINST AN UNINTERRUPTED BRICK WALL MOST EXEMPLIFY THE CHARACTER OF BARRE CIRCLE. BRICK IS BOTH ESTHETICALLY AND STRUCTURALLY OF PRIME CONCERN IN RENOVATION OF THE ARCHITECTURE. IN SPITE OF THE INITIAL COST OF RESTORING BRICK WALLS, ITS MAINTENANCE AND LIFE EXPECTANCY WILL PROVE VERY ECONOMICAL.



THE ORIGINAL FLAT PLANAR QUALITY OF WALL SHOULD BE RETAINED. THE USE OF BAY WINDOWS, PORCHES, WROUGHT IRON CATWALKS, OTHERS ARE ALL EXTREMELY INAPPROPRIATE MEANS TO EXPRESS INDIVIDUAL TASTES OR PROVIDE RELIEF TO CONTINUOUS BLOCK WALLS.

DESIGN

CLEANING SHOULD BE UNDERTAKEN IF THE BUILDING APPEARANCE IS SUBSTANTIALLY STAINED, DIRTY OR PAINTED. IN MANY INSTANCES, BRICK MASONRY CAN BE STEAM CLEANED. ENCRUSTED DIRT MAY REQUIRE THE USE OF FINE SAND AND WATER UNDER CONTROLLED PRESSURE. CLEANING BY SAND BLASTING IS GENERALLY NOT RECOMMENDED. IT IS ABRASIVE AND MAY REMOVE MORTAR AND DAMAGE THE BRICKS HARDENED CRUST. SANDBLASTING CAN REMOVE PAINT FROM MASONRY SURFACES BUT FIRST DETERMINE THAT NO DAMAGE WILL RESULT TO BRICK.

CLEANING

STAINS LIKE THOSE UNDER DOWN SPOUTS MAY REQUIRE CHEMICAL TREATMENT. THIS PROCESS SHOULD BE SUPERVISED.

STAINS

AFTER CLEANING, THE BRICK SURFACES MAY BE PROTECTED AGAINST THE EFFECTS OF DIRT AND WEATHERING WITH CLEAR SILICONE PRESERVATIVES.

PRESERVATIVES

WHEN REPAIRING SECTIONS OF A BRICK WALL THERE ARE SEVERAL THINGS TO WATCH OUT FOR;

1. NEW BRICKS SHOULD BE SELECTED TO MATCH THE ORIGINALS IN SIZE, SHAPE, TEXTURE AND COLOR.

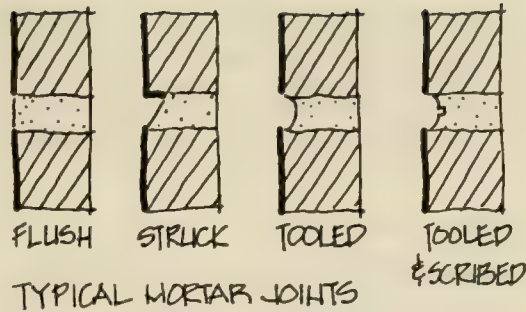
2. NEW MORTAR SHOULD MATCH THE EXISTING MORTAR IN BOTH COLOR AND TEXTURE. IF ENTIRE WALL IS TO BE REPOINTED, COLOR & TEXTURE - OWNERS OPTION. SEE SECTION 3.05 COLOR.

3. WHEN REPOINTING A SECTION OF WALL, MORTAR JOINTS SHOULD BE SHAPED TO MATCH THE EXISTING. WHEN REPOINTING AN ENTIRE WALL, MORTAR SHAPE IS THE OWNERS OPTION.

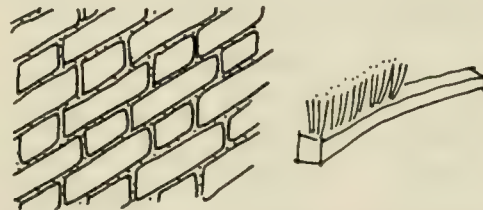
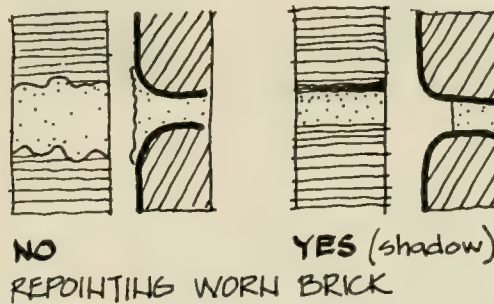
4. REPAIRING A WALL SECTION WILL ALSO REQUIRE CONTINUING THE EXISTING BONDING METHOD.

AN ANALYSIS OF THE EXISTING MORTAR TO DETERMINE THE INGREDIENTS AIDS IN MATCHING COLOR. IT IS BEST TO REPOINT WITH MORTAR HAVING THE SAME DENSITY AND ABSORBENCY AS THE BRICKS THEMSELVES. SOFT BRICK AND STONE SHOULD BE REPOINTED WITH SOFT MORTAR, AS HARD MORTAR WILL CAUSE THE SOFTER BRICK TO DISINTEGRATE.

DETERIORATION OF BRICK SURFACES CAN BE ABATED THROUGH THE APPLICATION OF SILICONES OR OTHER RECENTLY DEVELOPED WATERPROOF PRESERVATIVES. APPLICATION SHOULD BE UNDERTAKEN AFTER THE BUILDING HAS BEEN CLEANED AND REPAIRED. THE PRESERVATIVE EFFECT OF SILICONES WILL LAST FOR SEVERAL YEARS.

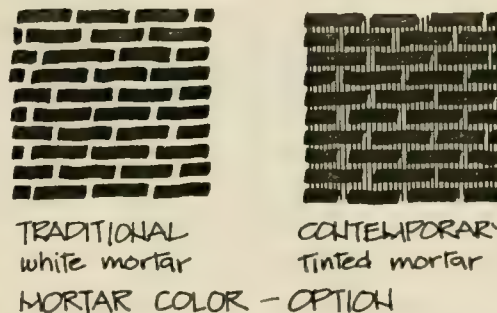


REPAIR

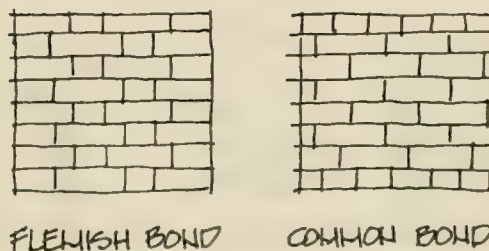


STIPPLING TO ACHIEVE TEXTURE

MORTAR



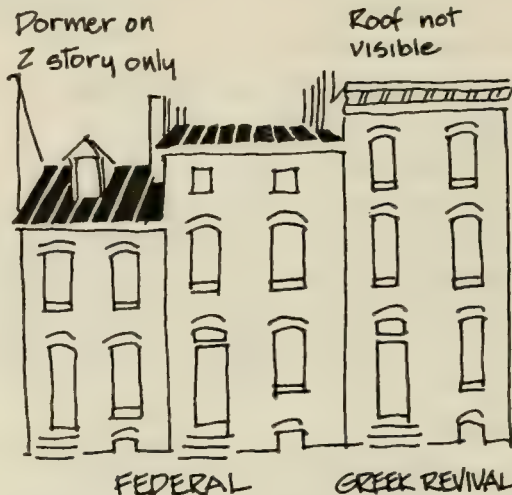
PRESERVATIVES



ROOFS TAKE TWO FORMS IN BARRE CIRCLE, THE SHED ROOF OF GREEK REVIVAL UNITS, WHICH ARE NOT VISIBLE FROM THE STREET AND THE VISIBLE PITCHED ROOFS OF FEDERAL PERIOD UNITS. THE ROOF WHEN VISIBLE ACTS AS AN UPPER TERMINUS, FRAMING THE BUILDING FACE.

TYPICAL ROOFS

IF ROOFS OF FEDERAL PERIOD UNITS REQUIRE REBUILDING, ATTENTION SHOULD BE GIVEN TO PRESERVE THE ORIGINAL LOCATION AND PITCH. GREEK REVIVAL UNITS, SINCE THEY LACK VISIBLE ROOFS, NEED BE CONCERNED WITH PRESERVING THE SKYLINE.

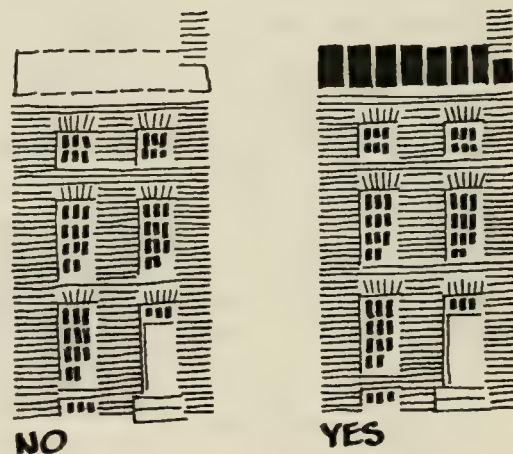


STRUCTURE

ORIGINAL ROOF MATERIALS WERE CEDAR SHAKES FOR THE MAJORITY OF UNITS AND METAL OR SLATE FOR THE MORE AFFLUENT. CEDAR SHAKES ARE A FIRE HAZARD AND UNSUITED FOR SHALLOW PITCHES. BLACK TAR AND PAPER IS INCOMPATIBLE BECAUSE OF THEIR DIRTY APPEARANCE. STANDING SEAM METAL ROOFS AND SHINGLES PROVIDE A SHITABLE TEXTURE AND CHARACTER.

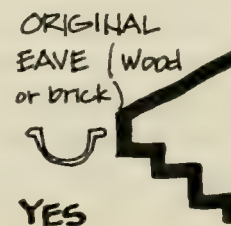
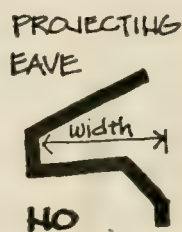
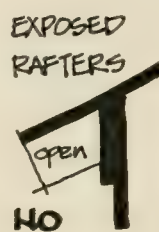
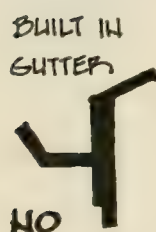
MATERIALS

ROOF MATERIALS WHICH PRESENT A MEDIUM TO DARK BACKGROUND AND COMPLIMENTS THE REST OF THE BUILDING ARE APPROPRIATE. THE COLOR SHOULD BE DARKER THEN THE SKY AND MORE NEUTRAL IN HUE SO AS NOT TO COMPETE WITH THE FRONT FACADE TRIM.



COLOR

LIGHT and DARK ROOF MATERIALS



EAVE DESIGN

THE ENTRANCE AREA, FOR DISCUSSION, WILL INCLUDE, THE OPENING, DOOR, STOOP AND HARDWARE. TRADITIONALLY THE ENTRANCE AREAS WERE DESIGNED TO HAVE A FORMAL APPEARANCE. THEY WERE CLEAN SYMMETRICAL ARRANGMENTS WITH FEW EMBELLISHMENTS AND SHOULD BE CONTINUED AS SUCH.

THE ENTRANCE ACTS AS A FOCAL POINT. IT IS A SMALL ELEMENT OF THE BLOCK FACADE AND TAKES ON MORE IMPORTANCE AS YOU APPROACH THE UNIT, AND ITS VISUAL IMPACT UPON ENTERING THE BUILDING IS VERY SIGNIFICANT. SMALL ITEMS HAVE GREAT IMPACT WHEN THEY ARE LOCATED IN THE ENTRANCE AREA.

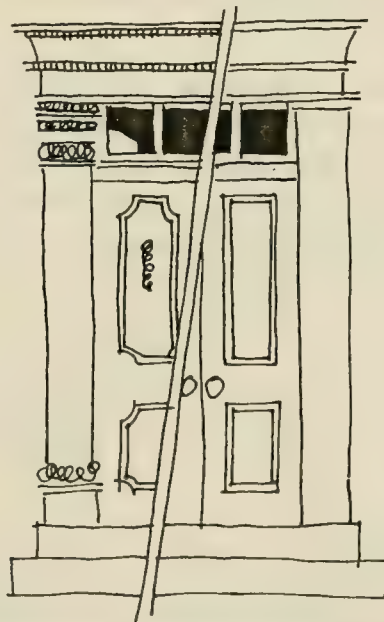
A MAJORITY OF THE ENTRANCES IN BARRE CIRCLE WERE SIMPLE SINGLE DOOR DESIGNS. THE CASING CONTAINED A THREE-LIGHT TRANSOM ABOVE THE OPENING, DOORS WERE SOLID WOOD, 6 OR 8 PANEL CONSTRUCTION WITHOUT GLAZING AND PAINTED SAME COLOR AS WINDOWS.

IN RESTORATION OF THESE ENTRANCES THE TRANSOM SHOULD FOLLOW THE DESIGN OF THE WINDOWS ON THE REST OF THE FRONT FACADE. SIX OVER SIX WINDOW WOULD HAVE A THREE LIGHT TRANSOM.

FOR THE FEW EMBELLISHED ENTRANCES WHICH REFLECT CLASSICAL ARCHITECTURAL DETAILING, SHOULD BE RESTORED OR REPLACED, BEING VERY SENSITIVE TO THE PROPORTIONS, MASSING, AND BALANCED RELATIONSHIP OF ORNAMENTATION.



TYPICAL ENTRANCES WITH THREE LIGHT TRANSOM AND 6-8 paneled doors.



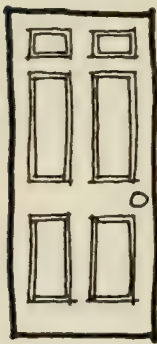
RENOVATION - ORNAMENTAL DOOR

FOCAL
POINT

DESIGN

ORNAMENT

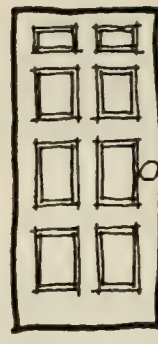
DOORS



YES

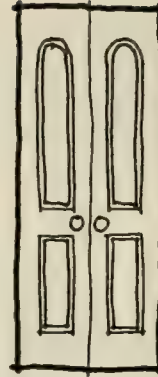


YES

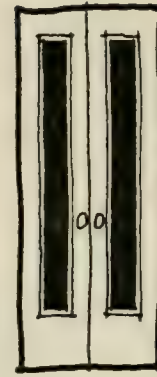


YES

APPROPRIATE DOOR DESIGNS FOR
FEDERAL and EARLY GREEK REVIVAL UNITS
TYPICAL 6 and 8 PANELED DOORS.



YES

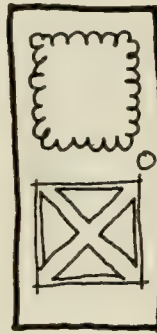


YES

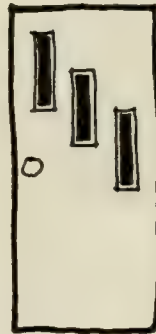
FRENCH DOORS - LATER
GREEK REVIVAL



NO

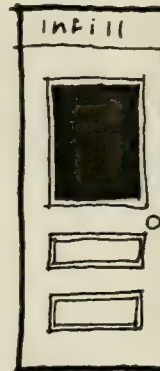


NO

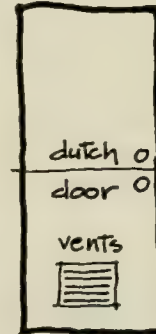


NO

INAPPROPRIATE DOOR DESIGNS



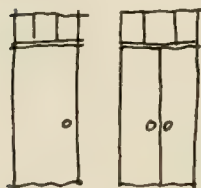
NO



NO

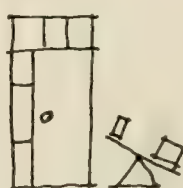
THE ORIGINAL DOORS OF BARRE CIRCLE RESIDENCES WERE MADE OF SOLID WOOD, HANDSOMELY PANELED AND OCCASIONALLY ADORNED WITH ORNATE HARDWARE. REPLACEMENT DOORS OF PANELED WOOD CONSTRUCTION THAT MAINTAINS THE PROPORTIONS AND FORM OF THE ORIGINALS SHOULD BE INSTALLED, AS SHOWN ABOVE. GLAZING IS APPROPRIATE ONLY IN THE FRENCH DOORS OF GREEK REVIVAL UNITS.

YES



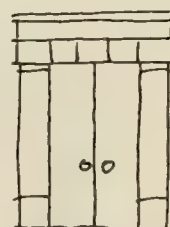
BALANCED

NO

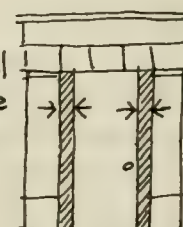


UNBALANCED

ENTRANCES SHOULD BE RESTORED TO
ORIGINAL SYMMETRICAL DESIGNS



FRENCH DOORS



SINGLE DOOR

OPTION TO FRENCH DOORS - SINGLE
DOOR CENTERED ON OPENING.

SYMMETRY

A MAJORITY OF UNITS HAVE SHALLOW BASEMENTS AND REQUIRE STEPS TO ENTER THE FIRST FLOOR. THESE STEPS - OR STOOP AREAS - HAVE A SPECIAL HERITAGE IN BALTIMORE. THEIR MAINTENANCE, ESPECIALLY THOSE MADE OF MARBLE WAS, AND IS PRESENTLY A SIGN OF NEIGHBORHOOD PRIDE. STOOPS CAN ALSO FUNCTION AS A SOCIAL GATHERING PLACE, A PIECE OF PLAYGROUND EQUIPMENT, OR A QUIET PLACE TO RELAX AND WATCH THE CITY

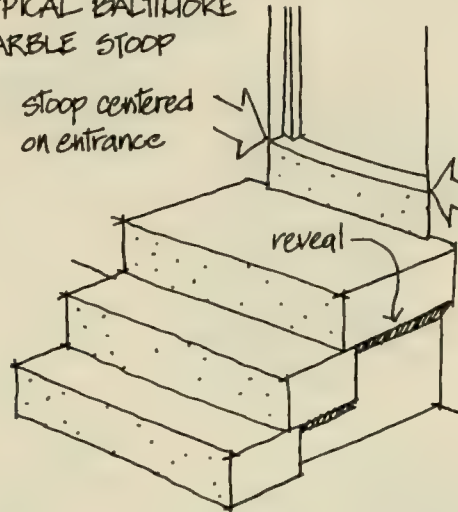
STOOP

BECAUSE OF SCALE AND SIMPLICITY OF THE ARCHITECTURE, A CLEAN FUNCTIONAL SERIES OF RISERS LOOK BEST. BE SURE TO CHECK WITH CITY CODE REQUIREMENTS.

IF EXISTING STONE STEPS ARE DAMAGED, PATCH AND PAINT WITH MATT FINISH STONE COLOR.

TYPICAL BALTIMORE MARBLE STOOP

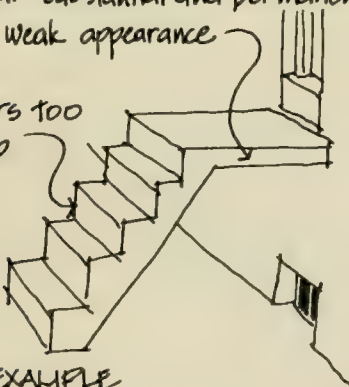
stoop centered on entrance



DESIGN

the steps and landing should appear substantial and permanent.
weak appearance

risers too steep



WEAK EXAMPLE

some existing steps may cover basement windows

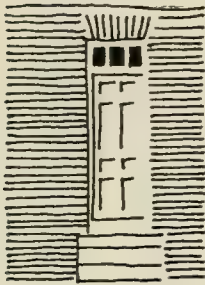


MANY UNITS HAVE COAL CHUTES, WINDOWS, BASEMENT ENTRANCES, ETC. UNDER THE STOOP. THE PRESERVATION OF THESE ARE UP TO THE INDIVIDUAL. THOSE THAT ARE RETAINED WILL REQUIRE A CANTILEVERED LANDING.

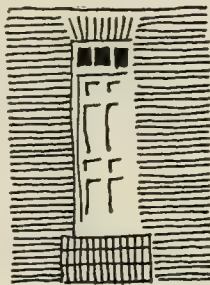
OPEN LANDING

THE TRADITIONAL STOOP MATERIALS WERE STONE AND WOOD. WOOD IS CONSIDERED INAPPROPRIATE BECAUSE OF ITS TEMPORARY APPEARANCE. IT IS RECOMMENDED THAT MATERIALS MORE SUBSTANTIAL IN APPEARANCE AND LIGHTER IN COLOR, EXAMPLE: STONE AND CONCRETE BE USED FOR THE TREADS. THIS ACCENTUATES THE ENTRANCE AREA AGAINST THE DARKER COLOR OF BRICK WALLS. PRECAST CONCRETE STEPS ARE INAPPROPRIATE BECAUSE OF SCALE AND DETAILING. THEY WERE DESIGNED FOR SUBURBAN HOMES.

STOOP MATERIALS



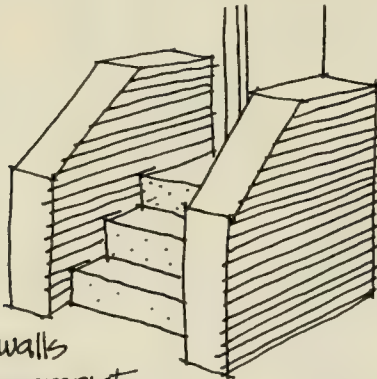
appropriate



inappropriate

BRICK TREADS GIVE A FEELING OF THE ENTRANCE DOOR FLOATING IN BRICK WALL AND IS NOT RECOMMENDED. LIGHT COLOR OF STONE ADDS EMPHASIS TO ENTRANCE.

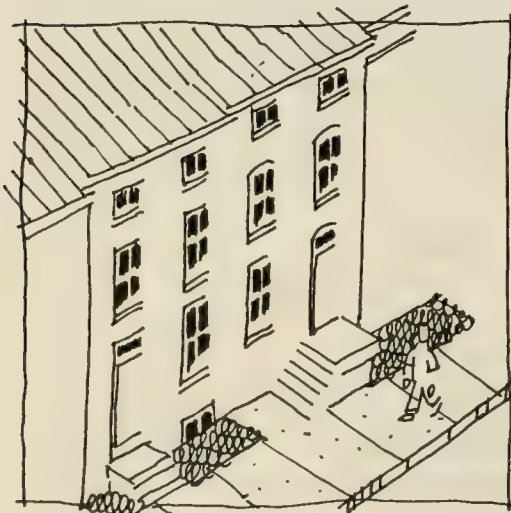
BRICK TREADS



cheekwalls
are inappropriate

CHEEKWALLS FOR STOOPS APPEAR TOO LARGE AND HEAVY, THEY ARE OUT OF PLACE IN FRONT OF ROW HOUSING,

CHEEKWALLS



ORIGINALLY THE ENTRANCES WERE PERPENDICULAR TO THE BUILDING, AND SHOULD BE A CONTINUED PRACTICE. BUT FOR THE FEW UNITS REQUIRING MANY RISERS TO ENTER, THE UNIT, STEPS RUNNING PARALLEL TO THE BUILDING FRONT FACADE WOULD BE AN ACCEPTABLE ALTERNATIVE. THIS WOULD PREVENT STOOP FROM PROJECTING TOO FAR INTO THE SIDEWALK AREA.

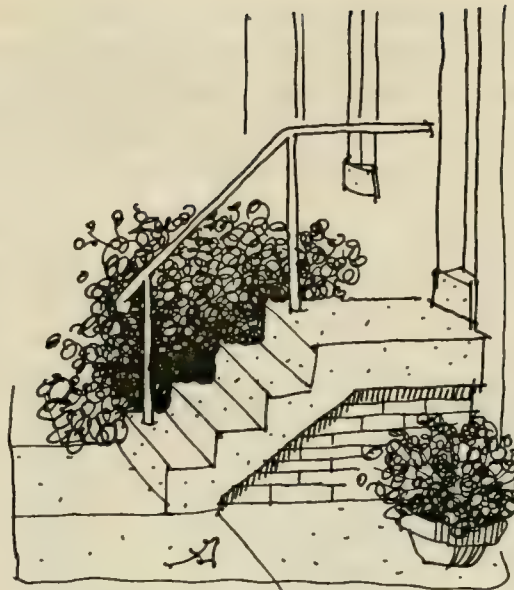
ORIENTATION

HANDRAILS SHOULD ONLY BE USED WHEN REQUIRED BY CODE. A BLOCK WITH HANDRAILS ON EACH UNIT CAN APPEAR BUSY.

HANDRAILS SHOULD BE SIMPLE IN DESIGN, MADE OF WROUGHT IRON AND PAINTED A GLOSS BLACK.

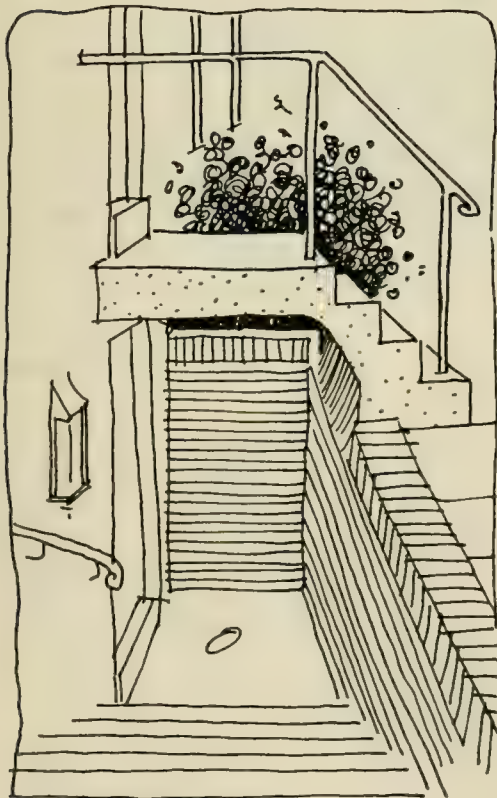
TREADS AND RISERS APPEAR BEST WITH A REVEAL ALONG THE SIDE, -LOOK AS IF FLOATING OVER BASE

WROUGHT IRON STEPS ARE ESTHETICALLY INAPPROPRIATE FOR BARRE CIRCLE. THE BUSY AIRY FEELING OF IRON STEP DESIGNS LOOK OUT OF PLACE.



STOOPS
TYPICAL
EXAMPLE

SIMPLE DESIGNS USING APPROPRIATE MATERIALS MAKE BEST SOLUTIONS



PRESERVATION OF AREAWAY
IS OPTION OF RESIDENT

CODES WILL REQUIRE A HAND-RAIL FOR STEPS ABOVE A SPECIFIC HEIGHT AND IN AREA-WAY SITUATIONS

PROVIDE ADEQUATE LIGHTING AND DRAINAGE.

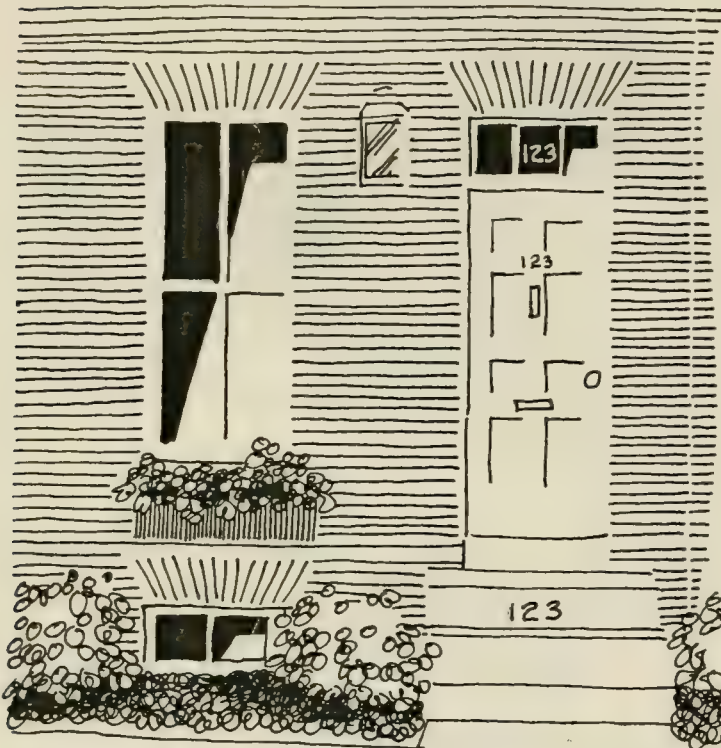
STOOP SHOULD HAVE A SUBSTANTIAL APPEARANCE TO GIVE FEELING OF STRENGTH.

PROVIDE CURBS TO STOP WATER AND TRASH FROM COLLECTING AT BOTTOM OF AREAWAY.

AREAWAYS

ENTRANCE HARDWARE REFERS TO ITEMS SUCH AS DOORKNOBS, HOUSE NUMBERS, MAIL SLOTS, MAIL BOXES, ENTRY LIGHT, DOOR KNOCKERS, ETC. IF THEY ARE SENSITIVELY SELECTED AND PLACED, THEY CAN BE AN ASSET TO THE FRONT FACADE; IF NOT, THEY CAN CREATE AN UNNECESSARY CLUTTER.

HARDWARE



HOUSE NUMBERS SHOULD BE IN A TYPE FACE THAT IS SIMPLE AND LEGIBLE.

WRITTEN NUMBERS ARE INAPPROPRIATE.

NUMBERS SHOULD BE CENTERED ON THE ENTRANCE OPENING.

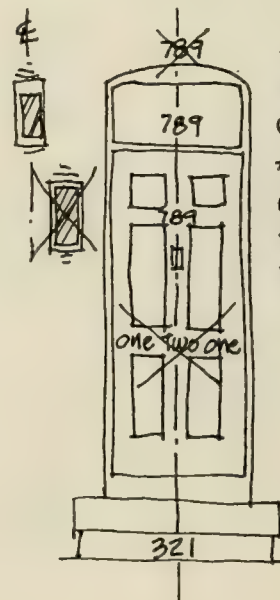
HARDWARE SHOULD BE SIMPLE AND CLEAN IN DESIGN. THE MOST ATTRACTIVE MATERIALS ARE BRASS OR BRONZE BUT PAINTED METAL CAN BE APPROPRIATE. DARK COLORS SHOULD BE USED.

HOUSE NUMBERS

DESIGN

THE SMALL ELEMENTS OF THE ENTRANCE HAVE A GREAT VISUAL IMPACT UPON THE VIEWER.

HARDWARE LOCATION SHOULD BE BALANCED WITH THE ENTRANCE. TO AVOID THE APPEARANCE OF CLUTTER, CENTERING OBJECTS GIVES A FEELING OF STABILITY. EXAMPLE, LOCATE THE HOUSE LIGHT HALF-WAY BETWEEN WINDOW AND DOOR AT TRANSOM LEVEL. ALL HOUSE LIGHTS SHOULD BE ATTACHED TO THE ARCHITECTURE.



KEEP AS MANY OBJECTS AS POSSIBLE OFF THE BRICK WALL

LOCATION

SHUTTERS

TRADITIONALLY BLINDS/SHUTTERS WERE OF TWO DESIGNS FOR ENTRANCES

- PROTECTED TRANSOM
- EXPOSED TRANSOM

PLASTIC OR SYNTHETIC SHUTTERS NOT APPROPRIATE.

EXAMPLE OF BLINDS (LOUVERED)

TRANSOM

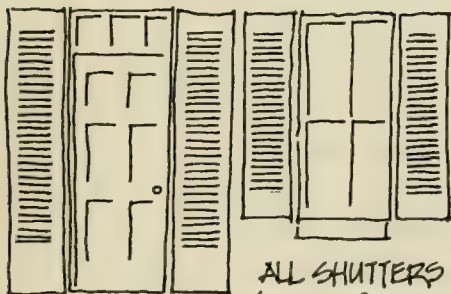


LOCATE HARDWARE TO ALLOW FOR SHUTTER SPACE.

EXAMPLE OF SHUTTERS ORIGINALLY USED FOR SECURITY

ORIGINALLY MANY FEDERAL PERIOD UNITS USED SHUTTERS AND BLINDS AT ENTRANCE AREAS. THEY SHOULD ONLY BE USED ON THOSE UNITS WITH SIMPLE ENTRANCE DETAILING. THE DESIGN, MATERIAL AND COLOR OF BLINDS OR SHUTTERS SHOULD BE THE SAME AS FIRST FLOOR SHUTTERS OR BLINDS. THEY SHOULD NOT OPEN ONTO HANDRAILS, BUT RETURN AGAINST THE FACADE OF THE HOUSE. NON-FUNCTIONING SHUTTERS SHOULD HAVE APPROPRIATE HARDWARE - HINGES AND SHUTTER DOGS.

DESIGN

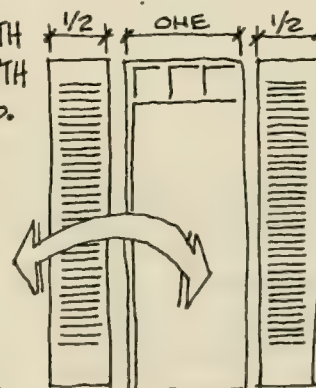


ALL SHUTTERS (BLINDS) SHOULD

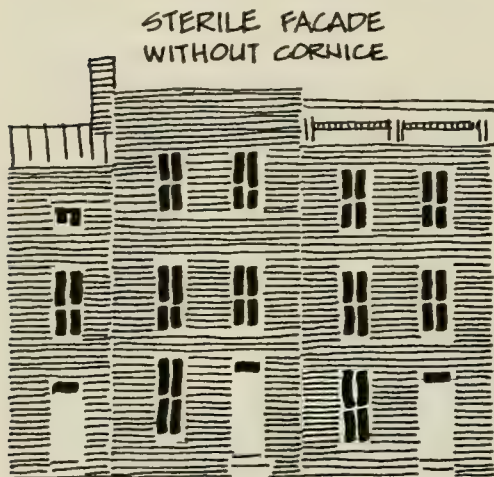
BE OF ONE DESIGN AND COLOR. FOR COMBINATIONS OF WINDOW AND OR ENTRANCE SHUTTERS (BLINDS) SEE WINDOWS 3.14 e

SHUTTER WIDTH EQUAL $\frac{1}{2}$ WIDTH DOOR OPENING. SHUTTERS (BLINDS) SHOULD FULLY OPEN.

THE INSTALLATION OF HANDRAILS ELIMINATES THE OPTION OF INSTALLING SHUTTERS.

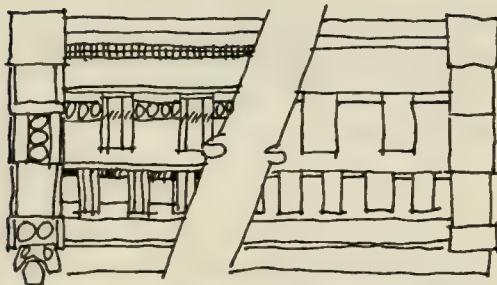


THE CORNICE MAY BE DESCRIBED AS A LARGE MOLDING STRIP RUNNING HORIZONTALLY ALONG THE UPPER LEADING EDGE OF THE FRONT FACADE. ITS USE AND DESIGN WERE BORROWED FROM THE ENTABLATURE OF CLASSICAL ARCHITECTURE. THE CORNICE PROVIDES A STRONG VISUAL TERMINUS TO THE STREET FACADE ROOFSCAPE AND ITS PROPER RENOVATION WILL HAVE A STRONG AND POSITIVE IMPRESSION ON THE STREET IMAGE.

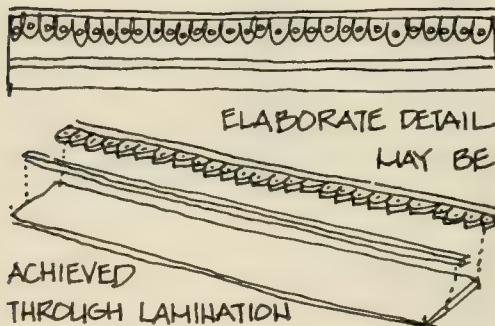


STERILE FACADE
WITHOUT CORNICE

THE CORNICE VISUALLY CAPS THE ARCHITECTURE.



THE INTRICACY OF DETAILS IS
LEAST IMPORTANT



ELABORATE DETAIL
MAY BE

ACHIEVED
THROUGH LAMINATION

UNLESS REPAIR IS COMPLETELY UNFEASIBLE ALL CORNICES SHOULD BE PRESERVED AND REPAIRED.

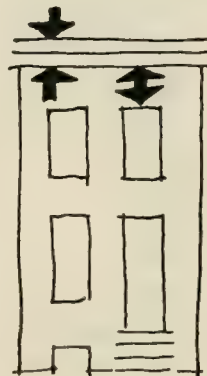
REPAIR

ON UNITS WHERE THE CORNICE HAS PREVIOUSLY BEEN REMOVED A NEW ONE SHOULD BE FABRICATED UTILIZING DESIGNS FROM SIMILAR ARCHITECTURE IN THE AREA.

IN THOSE INSTANCES OF CORNICE REPLACEMENT, CARE SHOULD BE TAKEN TO ACHIEVE CORRECT PROPORTIONS AND MASSING. DETAILING IS OF LESSER IMPORTANCE.

REPLACEMENT

COLOR OF CORNICES SHOULD MATCH WINDOW COLORS. 3.05c



CONSIDER THE SIZE, SHAPE AND LOCATION OF THE CORNICE BY OBSERVING RESTORED UNITS OF SIMILAR DESIGN.



THE ARCHITECTURAL CHARACTER OF THE BUILDING AND BLOCK FACE IS DETERMINED BY THE WINDOWS. THE OTHER ARCHITECTURAL ELEMENTS HAVE AN ALMOST NEUTRAL APPEARANCE WHEN COMPARED WITH THE VISUAL IMPACT OF THE WINDOWS. THE SMALL PANE OF GLASS FOR 6 OVER 6 WINDOWS GIVES A TRADITIONAL FEELING WHILE THE PROPORTIONS OF A 2 OVER 2 WINDOWS SUGGESTS A TURN OF THE CENTURY ATTITUDE. THE OTHER ELEMENTS OF ARCHITECTURE ARE JUDGED ON HOW WELL THEY SUBSTANTIATE THE CHARACTER SET BY THE WINDOWS. THE COLOR OF WINDOWS ALSO IS OF PRIME IMPORTANCE IN DETERMINING THE ARCHITECTURAL ATTITUDE. LIGHT COLORS PRESENTING A LIVELY IMAGE WHILE DARKER COLORS APPEAR MORE RESERVED. THE COLORS OF OTHER ARCHITECTURAL ELEMENTS SHOULD KEEP PACE WITH THE WINDOWS.

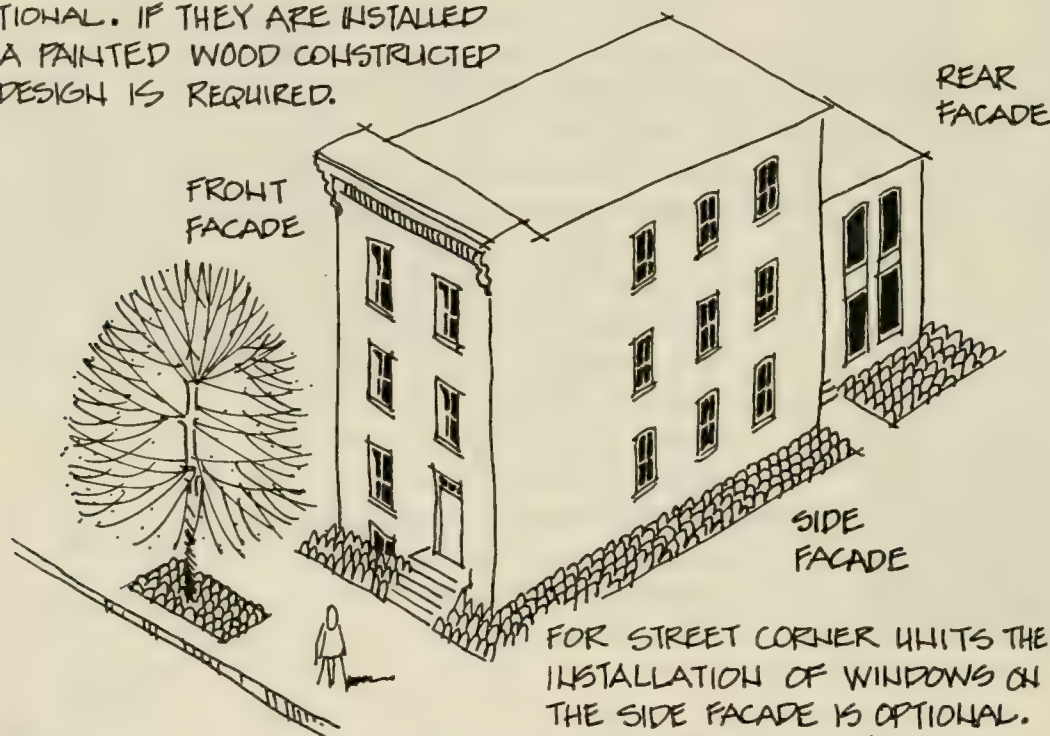
CHARACTER

THE ORIGINAL WINDOW OPENINGS ON THE FRONT FACADE AND STREET CORNER SIDE FACADES SHALL BE RETAINED.

WOOD OR VINYL CLAD, WOOD CONSTRUCTION, EXTERIOR STORM WINDOWS AND SCREENS SHALL BE PERMITTED ON ALL FACADES.

SHUTTERS AND BLINDS ARE OPTIONAL. IF THEY ARE INSTALLED A PAINTED WOOD CONSTRUCTED DESIGN IS REQUIRED.

THE CHOICE OF WINDOW DESIGN FOR THE REAR FACADES IS UP TO THE OWNERS DISCRIMINATION. SOME CONSIDERATIONS; IMPROVED LIGHT SOURCE, SOLAR ORIENTATION, INSULATION QUALITIES, VIEWS AND VISTAS,

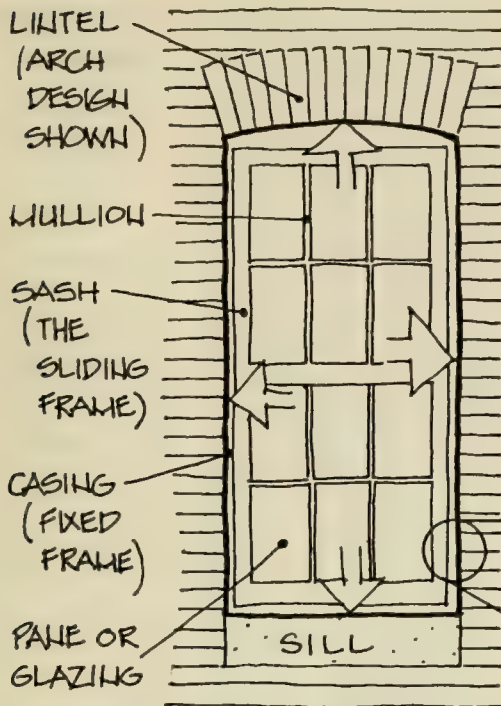


PRESERVATION OF BASEMENT WINDOWS OPTIONAL.

ALL WINDOWS ON FRONT AND SIDE FACADES SHOULD BE OF THE SAME COLOR.

ALL MAJOR FRONT FACADE WINDOWS SHOULD BE OF ONE DESIGN. MINOR WINDOWS - BASEMENT, $\frac{1}{2}$ STORY, ETC. SHOULD BE COMPATABLE WITH THE MAJOR WINDOWS.

FOR STREET CORNER UNITS THE INSTALLATION OF WINDOWS ON THE SIDE FACADE IS OPTIONAL. CONSIDERATIONS; WINDOWS SHOULD BE SAME SIZE, DESIGN AND COLOR AS THOSE OF THE FRONT FACADE. WINDOWS SHOULD ALIGN HORIZONTALLY AND VERTICALLY AND HAVE A SYMMETRICAL ARRANGEMENT.



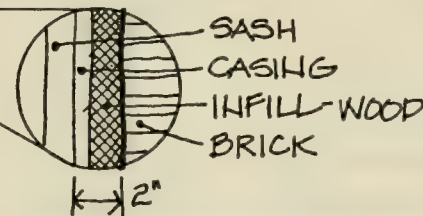
TYPICAL 6 OVER 6 WINDOW (ARROWS INDICATE WINDOW OPENING)

ALL FRONT FACADE AND STREET CORNER SIDE FACADE WINDOWS SHALL BE A DOUBLE HUNG DESIGN, EXCEPT IN INSTANCES WHERE A SINGLE PANE FIXED GLASS IS USED. SEE WINDOW STYLES - 3.14c

DOUBLE HUNG

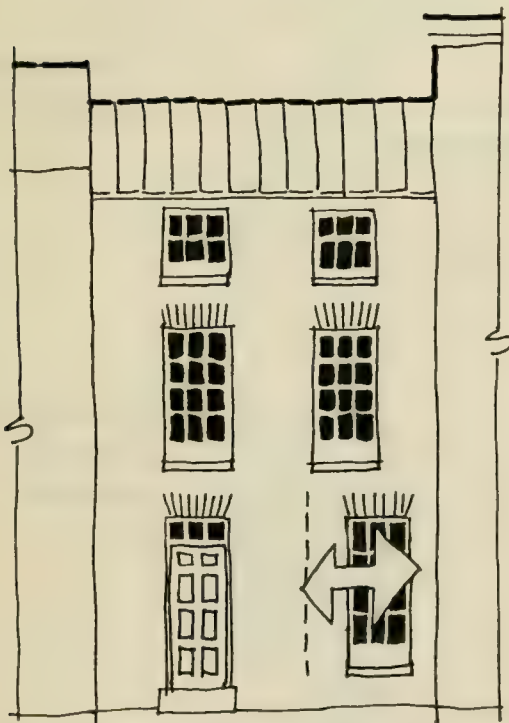
ALL FRONT FACADE AND STREET CORNER SIDE FACADE WINDOW CASINGS, SASHES, AND MULLIONS SHALL BE PAINTED OR VINYL-CLAD WOOD.

MATERIAL



IN INSTANCES WHERE STANDARD WINDOWS ARE PLANNED FOR THE FRONT FACADE AND STREET CORNER SIDE FACADES THE CASING INFILL SHALL NOT EXCEED (2) INCHES ON ANY SIDE OF A WINDOW OPENING.

STANDARD WINDOWS



WINDOW OPENING INCONSISTENCIES MAY BE CORRECTED.

WHEN LINTELS OR SILLS ARE BEYOND REPAIR OR NON-EXISTENT IT IS PERMISSIBLE TO COPY DESIGNS FROM SIMILAR PERIOD BUILDINGS IN THE BARRE CIRCLE AREA.

LINTELS AND SILLS

IN INSTANCES WHERE WINDOW OPENINGS ARE INCONSISTENT FROM ORIGINAL DESIGN INTENT, THE OWNER HAS THE OPTION TO PRESERVE OR CORRECT THE INCONSISTENCY, AFTER FIRST RECEIVING PERMISSION FROM THE ARCHITECTURAL REVIEW COMMITTEE.

OPENING RELOCATION

ACCEPTABLE WINDOW STYLES SHALL BE DOUBLE HUNG-6 OVER 6, 2 OVER 2, 1 OVER 1, AND SINGLE FIXED PANES.

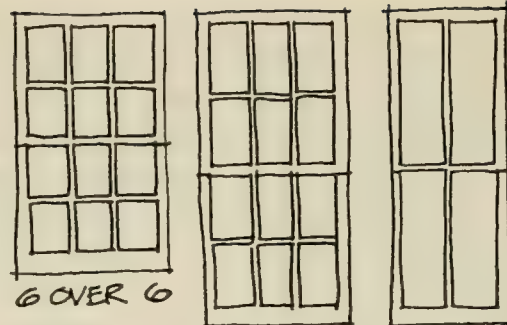
HISTORICALLY CORRECT WINDOW STYLES WOULD BE 2 OVER 2 FOR THE TALL PROPORTIONED WINDOWS OF LATER GREEK REVIVAL UNITS, AND 6 OVER 6 WINDOWS FOR THE SHORTER OPENINGS OF FEDERAL PERIOD AND EARLY GREEK REVIVAL UNITS.

THE 1 OVER 1 AND FIXED SINGLE PANE STYLE WINDOWS OFFER PRACTICAL SOLUTIONS THE SINGLE PANE DESIGN GIVING AN ATTRACTIVE CONTEMPORARY FLAVOR WHICH WOULD COMPLIMENT THE ARCHITECTURE.

THOSE RESIDENTS WHO TO HAVE A FEDERAL STYLE WINDOW BUT THE OPENINGS ARE TALLER, THEN A 9 OVER 6 MAY BE APPROPRIATE, APPROVAL OF THIS DESIGN EXCEPTION MUST COME FROM THE ARCHITECTURAL REVIEW BOARD.

4 OVER 4 WINDOW DESIGNS ARE NOT ACCEPTABLE BECAUSE THE PROPORTIONS OF INDIVIDUAL PANES ARE HORIZONTAL IN EMPHASIS.

9 OVER 9, 12 OVER 12, AND OTHER MULTI-PANE STYLE WINDOWS ARE UNACCEPTABLE BECAUSE THEY REPRESENT AN EARLIER COLONIAL CHARACTER.



6 OVER 6

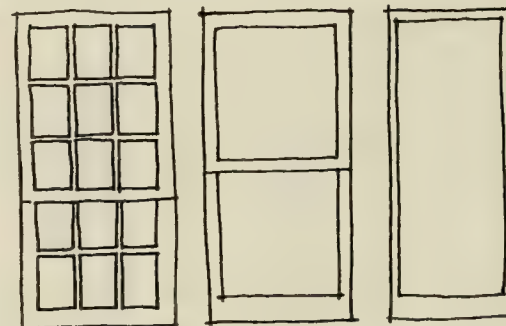
6 OVER 6

2 OVER 2

FEDERAL PERIOD

Early GREEK REVIVAL

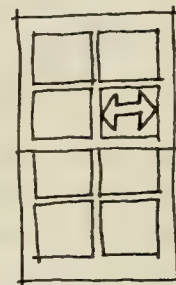
Late GREEK REVIVAL



9 OVER 6

1 OVER 1

FIXED GLASS

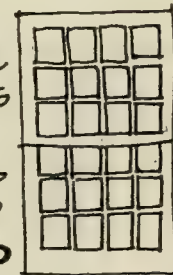


POOR DESIGN

NO - HORIZONTAL PROPORTIONS

WRONG PERIOD

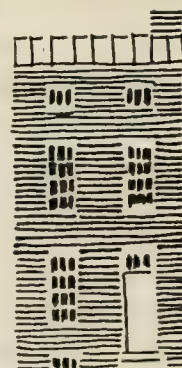
NO



COLONIAL

ACCEPTABLE DESIGNS

UNACCEPTABLE DESIGNS



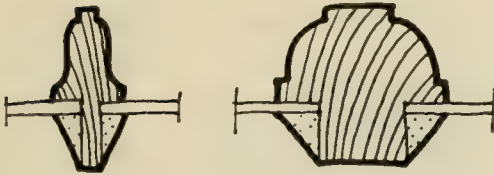
FEDERAL PERIOD



GREEK REVIVAL

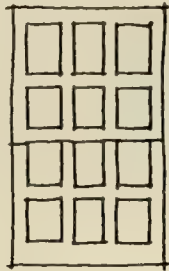
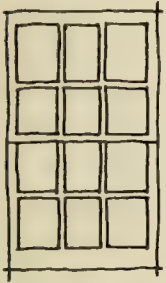
HISTORICALLY CORRECT DESIGNS

MULLIONS



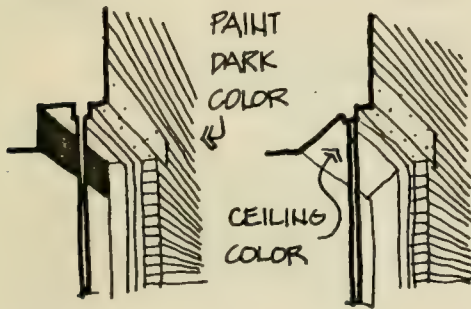
YES

NO



THIN LINE MULLIONS

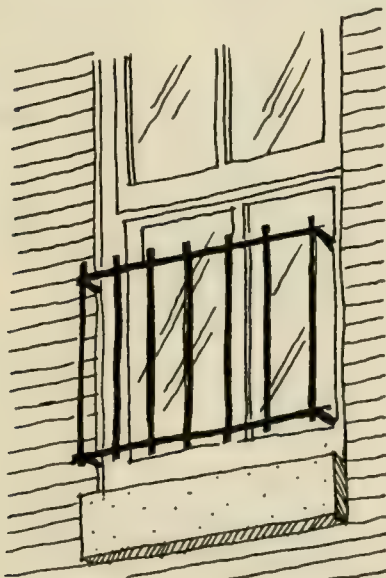
WINDOWS SHOULD BE DOUBLE HUNG, OF THIN LINE DESIGN WITH THIN MULLIONS. TO GIVE A LIGHT CRAFTED APPEARANCE.



LOWERED CEILINGS

LOWERED CEILINGS

WHEN CEILING LEVELS ARE TO BE LOWERED CONSIDER THE COMPLICATIONS OF CEILINGS THAT ARE PLACED LOWER THEN THE WINDOW HEAD HEIGHT. IF THIS IS UNAVOIDABLE, MANY ALTERNATIVES WHICH BLOCK THE CEILING ON THE INTERIOR ARE POSSIBLE. FILLING THE WINDOW OPENING IS UNACCEPTABLE



BURGLAR BARS

BURGLAR BARS

WROUGHT IRON BURGLAR BARS ARE ACCEPTABLE AND SHOULD BE OF A SIMPLE DESIGN AND GLOSS BLACK IN COLOR. WIRE MESH OR INDUSTRIAL SCREENING IS NOT AN APPROPRIATE WINDOW COVERING.

SHUTTERS

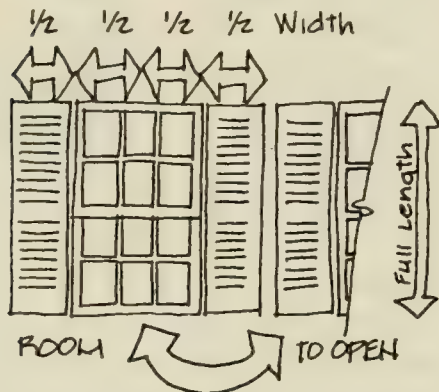


BLINDS

BLINDS

SHUTTERS

TRADITIONAL BLINDS AND SHUTTERS DESIGNS



SHUTTERS AND BLINDS SHOULD BE $\frac{1}{2}$ THE WIDTH AND FULL LENGTH OF THE WINDOW OPENING.

ALTHOUGH THOUGHT OF TODAY AS DECORATIVE ELEMENTS, SHUTTERS (PANELED) AND BLINDS (LOUVERED), IF FUNCTIONAL CAN PROVIDE SHADE, VENTILATION AND SECURITY, AS ORIGINALLY INTENDED. THEY SHALL BE MADE OF WOOD, PAINTED AND BE THE CORRECT SIZE AND SHAPE FOR THE WINDOW OPEN'G. IF INSTALLED THEY SHOULD APPEAR FUNCTIONAL WITH APPROPRIATE HARDWARE—HINGES, CATCHES, OTHERS.

DESIGN & MATERIAL

ARRANGEMENT



ALL OPENINGS

FIRST FLOOR ONLY

2nd & 3rd FLOORS ONLY

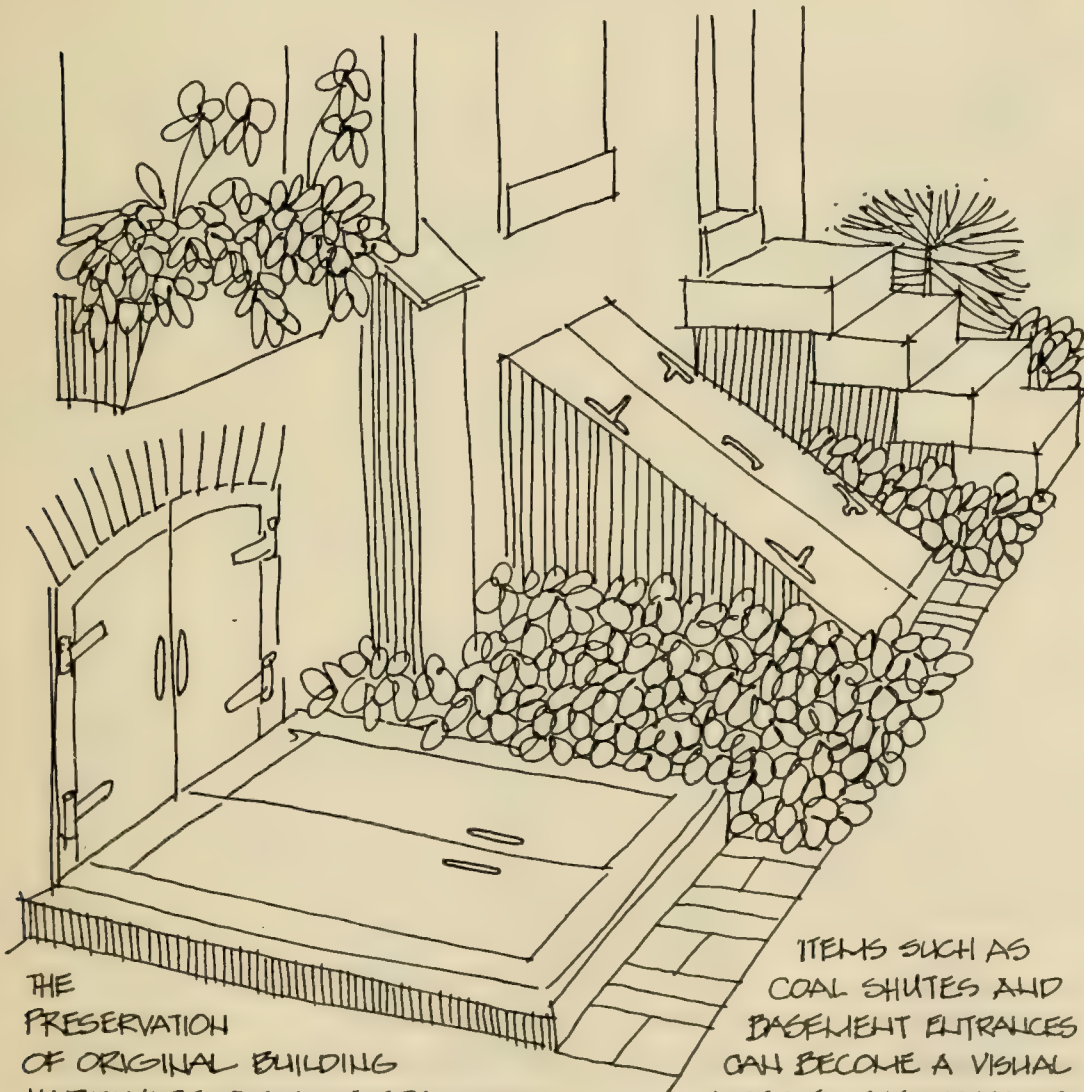
WINDOWS ONLY

TYPICAL COMBINATIONS OF SHUTTERS AND BLINDS

ONE ASPECT OF ARCHITECTURE WHICH MANY TIMES RECEIVES INADEQUATE CONSIDERATION AND YET HAS SIGNIFICANT IMPACT TO APPEARANCE, IS THE DESIGN AND PLACEMENT OF HARDWARE. EXAMPLE - AIR CONDITIONING UTILITY LINES, DOWN SPOUTS, ETC. THE OBJECTIVE WITH BARRE CIRCLES TRADITIONAL ARCHITECTURE IS TO DE-EMPHASIZE ALL THE CONTEMPORARY FACILITIES WHICH FOR PRACTICAL REASONS MUST BE EXPOSED.

ALTERNATIVES FOR HARDWARE DESIGN -

- LOCATION IN LESS CONSPICUOUS AREAS.
- USING COLORS AND MATERIALS WHICH DO NOT REFLECT A MECHANICAL NATURE BUT DO BLEND WITH SURROUNDING ARCHITECTURE.
- IMPLEMENTING DESIGNS WHICH ARE SIMPLE IN NATURE, OR FOLLOW TRADITIONAL THEME.



THE PRESERVATION OF ORIGINAL BUILDING HARDWARE IS THE OWNERS OPTION.

ITEMS SUCH AS COAL SHUTES AND BASEMENT ENTRANCES CAN BECOME A VISUAL ASSET TO THE STRETScape.

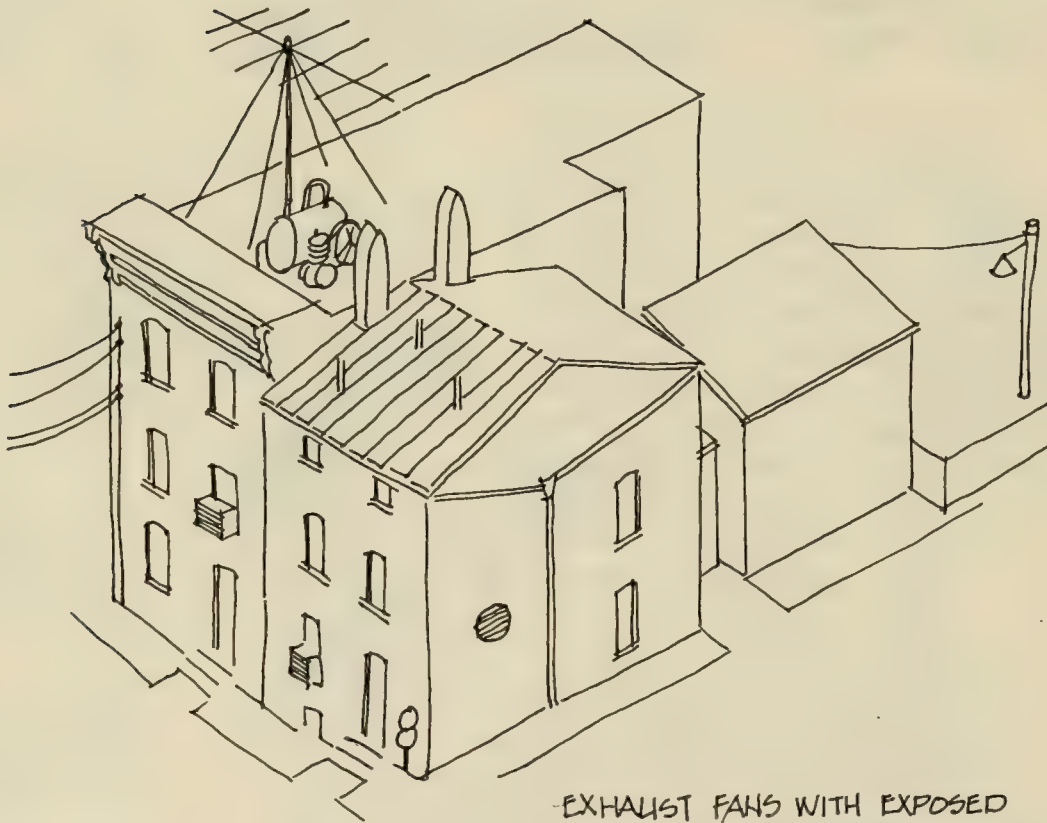
ANTENNAS SHOULD NOT
CLUTTER ROOFSCAPE.

ACCEPTABLE
ALTERNATIVES

- COMMUNITY ANTENNA
- CABLE TV
- LOCATE WITHIN BUILDING.

ALTERNATIVES TO ABOVE
GRADE ELECTRICAL WIRES,
POLES, CONDUIT AND WHERE
POSSIBLE TRANSFORMERS ARE
RECOMMENDED.

VENT STACKS, DOWNSPOUTS,
CHIMNEYS, OTHER, IF HAPHAZARDLY
LOCATED DETRACTS FROM THE
ARCHITECTURAL APPEARANCE



THE INSTALLATION OF WINDOW
UNIT AIR CONDITIONERS ON
THE FRONT AND SIDE FACADES
IS DISCOURAGED FOR NOISE,
HEAT, AND AESTHETIC REASONS.

ALTERNATIVES TO EXPOSED
METER FACES ON THE FRONT
FACADE ARE ENCOURAGED.

EXHAUST FANS WITH EXPOSED
BLADES ARE DISCOURAGED.
COVERING THE OPENING WITH
LOUVERS OR HOOD IS
RECOMMENDED

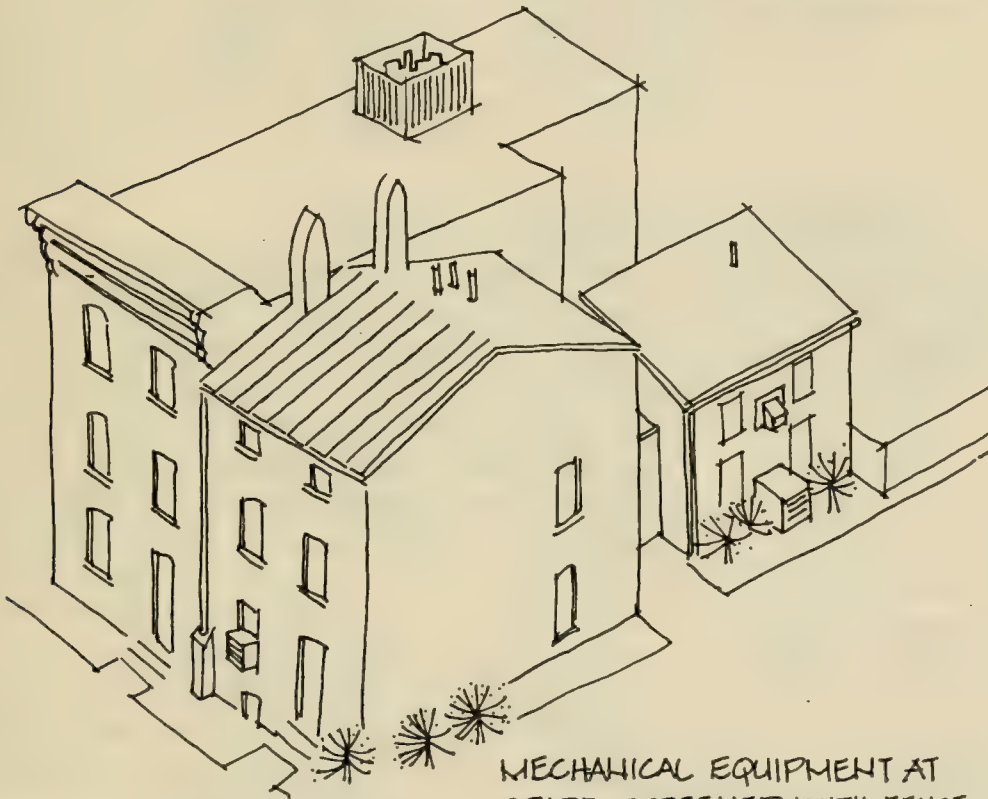
AVOID APPOINTMENTS WHICH
DETERIORATE QUICKLY AND
REQUIRE CONSTANT MAINTENANCE.
EXAMPLE - METALS WHICH
CORRODE AND STAIN BRICK.

INSTALLATION OF UTILITY EQUIPMENT ON THE EXTERIOR OF ANY BUILDING SHOULD BE RESTRICTED TO THE REAR FACADE OR PORTIONS OF THE ROOF THAT ARE NOT VISIBLE FROM THE STREET.

WHENEVER POSSIBLE DUPLICATION OF INDIVIDUAL UTILITY UNITS SHOULD BE AVOIDED THROUGH THE DESIGN OF MASTER SYSTEMS.
EXAMPLE - TV ANTENNAS AND SOLAR PANELS.

DOWNSPOUTS SHOULD BE COMBINED AND OCCUR AT BUILDING JOINT LINES.

MECHANICAL EQUIPMENT ON ROOFS SHOULD BE SCREEN AND PAINTED WITH A COLOR THAT BLENDS WITH THE ROOFSCAPE.

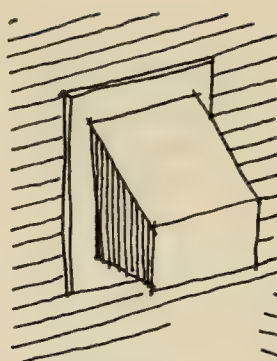


BUILDING RENOVATION PROVIDES OPPORTUNITY TO INSTALL CENTRAL AIR CONDITIONING, REMOVING THE NEED FOR WINDOW UNITS.

MECHANICAL EQUIPMENT AT GRADE SCREENED WITH FENCE, PLANTING OR HOUSED IN AN ARCHITECTURAL FACADE

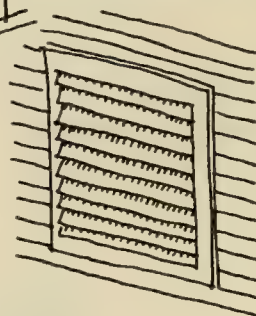
ELECTRIC LINES LOCATED BELOW GRADE.

VENTS AND GRILLS ARE OUT OF CHARACTER ON THE FRONT FACADES AND SHOULD BE LOCATED IN LESS PROMINENT AREAS DURING ARCHITECTURAL PLANNING STAGE. WHERE VENTS OR GRILLS ARE REQUIRED, THEY SHOULD BE SIMPLE IN DESIGN, SET FLUSH WITH THE SURFACE AND PAINTED TO BLEND WITH THE BACKGROUND.



HOOD—
WITH WOOD
TRIM TO
GIVE
ARCHITECTURAL
APPEARANCE

LOUVERS —
FRAME W/ WOOD
PAINT MEDIUM
COLOR TO
BLEND WITH
BACKGROUND.

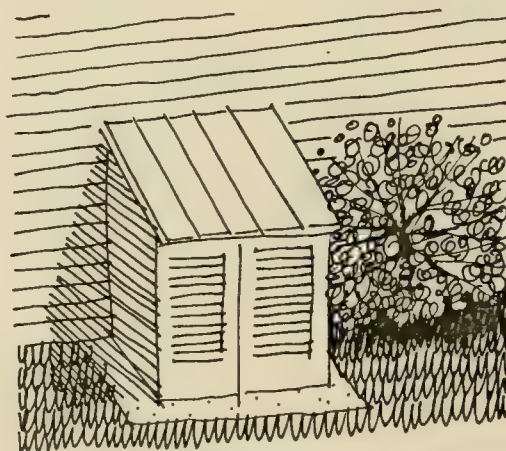


LOCATE BOX
BELOW SILL
TO ALLOW
SHUTTER
MOVEMENT

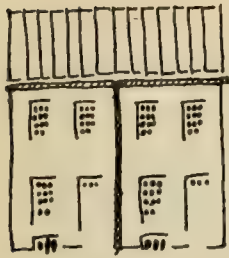


AVOID BUSY
SHAPES AND
BRIGHT COLORS.

FLOWER BOXES CAN GIVE AN ATTRACTIVE PERSONAL APPEARANCE TO A RESIDENCE. THE BOX AND MEANS OF ATTACHMENT SHOULD APPEAR ARCHITECTURALLY SUBSTANTIAL, THE DESIGN SHOULD BE SIMPLE AND RECTANGULAR IN DESIGN. CONSIDER ITS APPEARANCE DURING NON-GROWING SEASONS.



EXAMPLE OF MECHANICAL
EQUIPMENT IN ARCHITECTURAL
ENCLOSURE.

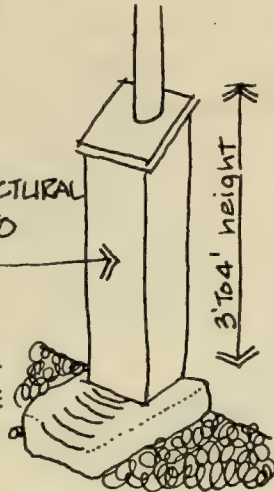


TWO RESIDENCES
CAN UTILIZE
ONE DOWNSPOUT.

GIVES ARCHITECTURAL
APPEARANCE TO
DOWNSPOUT

USE SPLASH
STONE OR TIE
INTO DRAINAGE
SYSTEM.

DOWNSPOUTS



IT IS RECOMMENDED THAT
DOWNSPOUTS AND GUTTERS BE
COMBINED WITH THOSE OF ADJOIN-
ING UNITS, WHERE POSSIBLE, TO
REDUCE THE BUSY APPEARANCE
ON BLOCK FACADE. THEY
SHOULD BE PAINTED A MEDIUM
TO DARK COLOR TO BLEND WITH
THEIR SURROUNDINGS. LIGHT
BRIGHT TRIM COLORS GIVE TOO
GREAT AN EMPHASIS TO
GUTTERS AND DOWNSPOUTS
WHICH APPEAR AGAINST
DARKER BRICK COLORS.

**DOWNSPOUT
& GUTTER**

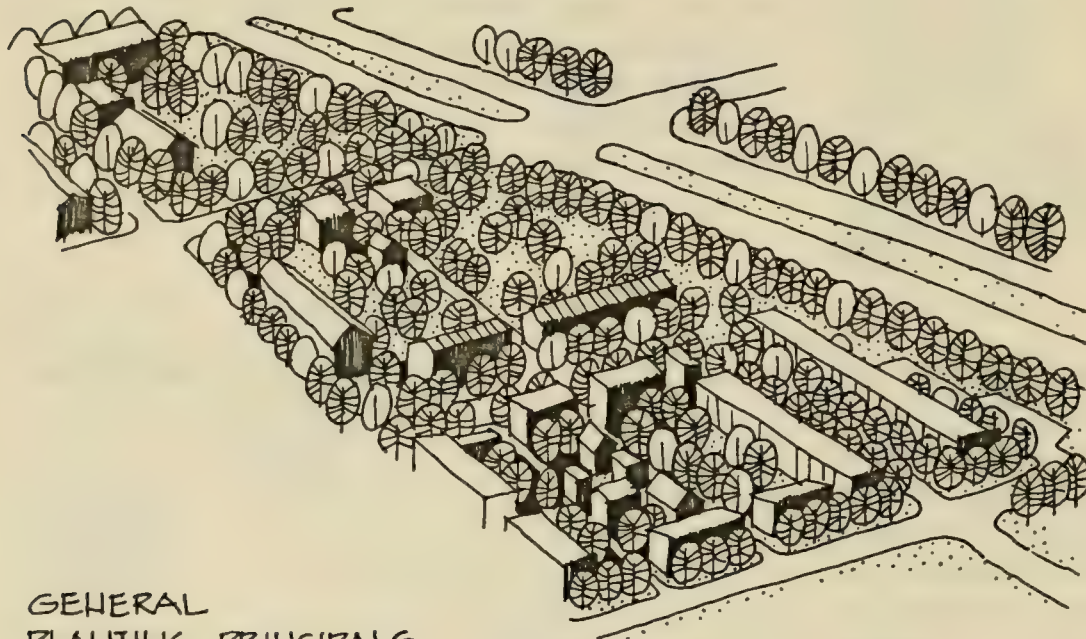
AWNINGS OFFER PRACTICAL
PROTECTION FROM THE SUN
ESPECIALLY FOR THOSE UNITS
WHICH FACE THE EVENING
SUN. CANVAS UNIT OF SIMPLE
DESIGN AND COMPLIMENTARY
COLOR ARE RECOMMENDED.
THEY ARE EASY TO COLLAPSE
AND REMOVE, DURING THE
COOLER SEASONS. METAL
UNITS AND PREFAB DESIGNS
ARE OUT OF CHARACTER WITH
BARRE CIRCLES TRADITIONAL
THEME.



AWNINGS
SHOULD BE
CANVAS AND SIMPLE IN DESIGN.

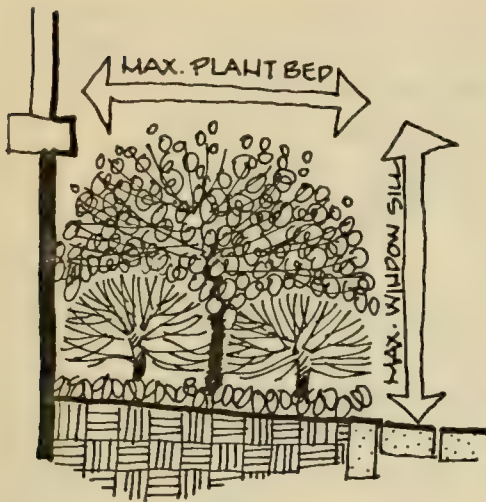
AWNINGS

PROPER SITE DEVELOPMENT IS OF PRIME IMPORTANCE IN ENHANCING THE TOTAL NEIGHBORHOOD IMAGE OF BARRE CIRCLE. MANY TIMES IMPORTANT SITE ELEMENTS ARE SACRIFICED IN FAVOR OF INTERIOR ARCHITECTURAL IMPROVEMENTS. HOWEVER, IT SHOULD BE STRESSED THAT PROPER SITE DEVELOPMENT IS EQUALLY IMPORTANT IN THE CREATION AND MAINTENANCE OF PROPERTY VALUES. IT IS ALSO EVIDENT THAT PROPER SITE DEVELOPMENT IS A MAJOR FACTOR IN IMPROVING THE CITY'S MICRO-CLIMATE.



GENERAL PLANTING PRINCIPALS

- APPROPRIATE VARIETIES OF PLANT MATERIAL SHOULD BE SELECTED AFTER FIRST CONSIDERING SIZE AT MATURITY LOCATION AND INTENDED USE.
- SUN, SOIL, WATER, AND EXISTING CONDITIONS SHOULD BE STUDIED WHEN SELECTING PLANT MATERIAL.
- PLANTING AREAS SHARED BY TWO HOME OWNERS SHOULD BE COORDINATED TO ACHIEVE A UNIFIED DESIGN.
- PLANTING DESIGNS SHOULD BE SIMPLE. PLANTING MASSES OF SHRUBBERY AND GROUND COVERS OF APPROPRIATE SIZE WITH A PREDOMINANCE OF ONE SPECIES FOR UNITY. IS ONE APPROACH TO SIMPLICITY IN PLANT DESIGN.
- PLANTING AREAS SHOULD RELATE TO AND COMPLEMENT THE ARCHITECTURAL ELEMENTS OF UNITS. FOR EXAMPLE, BEDS OF GROUND COVER MIGHT RELATE TO WINDOW OPENINGS OR ENTRANCES.



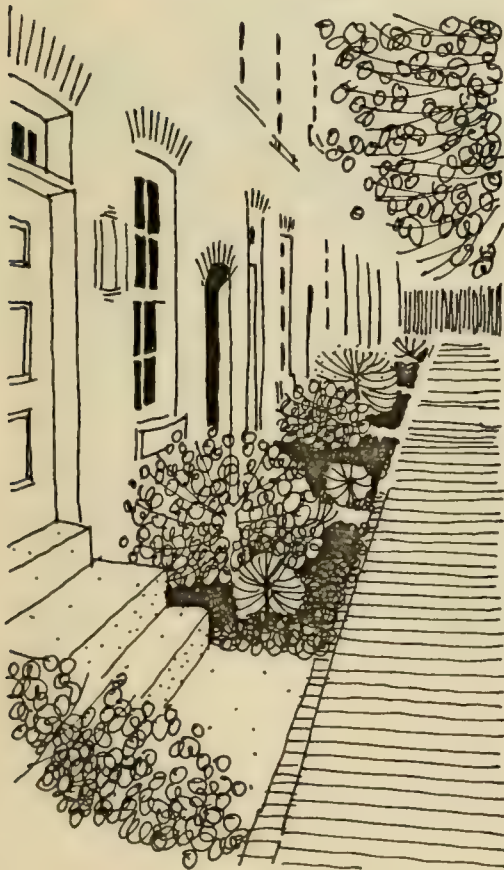
FRONT PLANT BED -
RECOMMENDED MAXIMUM
PLANT SIZES

FROM A COMMUNITY POSITION THE FRONT FACADE IS THE MOST VISUALLY IMPORTANT AREA. ALTHOUGH THE FRONT PLANT BED AREA IS SMALL ITS IMPACT IS LARGE AND WILL REQUIRE COORDINATION WITH YOUR NEIGHBORS AND ARCHITECTURAL COMMITTEE.

FRONT &
SIDE FACADE
PLANT BED

RESIDENTS HAVE THE OPTION OF EITHER USING PAVING OR PLANTING IN THE PLANT BED AREA.

OPTION



GROUND COVER, FLOWERS, BOTH ANNUALS AND BULBS, AND SMALLER, MORE COMPACT SHRUBS ARE APPROPRIATE FOR USE IN THE FRONT PLANT BEDS

GROUND-
COVER

EVERGREEN MATERIAL IS ESPECIALLY DESIRABLE IN THE FRONT AREAS. EVERGREENS WILL DO THE "YEAR ROUND" JOB OF SOFTENING THE STREET SIDE FACADE.

EVERGREENS

THE FRONT YARD AREA BETWEEN TWO ENTRY STOOPS (EVEN THOUGH DIVIDED BY AN IMAGINARY PROPERTY LINE) SHOULD BE DESIGNED AND TREATED AS ONE PLANTING AREA.

STOOP
AREAS

SIDE FACADE PLANTING SHOULD FOLLOW THE SAME PLANTING PRINCIPLES AS SUGGESTED FOR THE FRONT PLANT BEDS.

SIDE
FACADE

THE REAR YARDS OF MOST BARRE CIRCLE HOMES WILL BE ENCLOSED AND PRIVATE, OFFERING THE GREATEST OPPORTUNITY FOR EXPRESSION OF INDIVIDUAL TASTES AND NEEDS. EVEN THOUGH THE SPACES MAY BE SMALL, THEY CAN BE EFFECTIVELY UTILIZED AS OUTDOOR ROOMS OR GARDENS WHEN CAREFULLY DESIGNED. THE SMALL GARDEN COURT CAN SERVE AS AN AMENITY FOR A LIVING ROOM, A DINING ROOM, OR A FOCUS FOR OUTDOOR ACTIVITY.

REAR YARD

TREATMENT OF REAR YARD AREAS CAN VARY FROM THE USE OF HARD SURFACE MATERIALS TO THE USE OF SOFT, PLANTED SURFACES. THE SURFACE TREATMENT, OF COURSE, DEPENDS ON THE INTENDED USE OF THE AREA. IF THE YARD IS TO BE USED PRIMARILY FOR OUTDOOR ACTIVITIES, EATING OR ENTERTAINING, HARD SURFACING SUCH AS PAVING OR DECKING IS MOST APPROPRIATE. IN THIS CASE PLANT MATERIAL IS BEST PLACED IN POTS, MOVABLE PLANTERS, OR CONFINED PLANTING BEDS. IF THE BACK YARD AREA IS TO SERVE AS A MORE PASSIVE GARDEN OR EXTENSIVE PLANTED AREA, HARD SURFACE MATERIAL MAY BE LIMITED TO A SMALL PATHWAY OR STEPPING STONES.

PAVING

SCALE, EXPOSURE, AND SOIL CONDITIONS ARE CRITICAL ITEMS IN CHOOSING PLANT MATERIAL FOR THE REAR YARD AREAS. THE MICRO-CLIMATIC CONDITIONS, HOWEVER, ARE MORE EASILY ALTERED IN THE REAR AREAS. FOR EXAMPLE, FENCING OR SHRUBBERY CAN CHANGE WIND CHARACTERISTICS, AND TREES OR TRELLISES CAN ALTER SUN EXPOSURE.

MICRO- CLIMATE

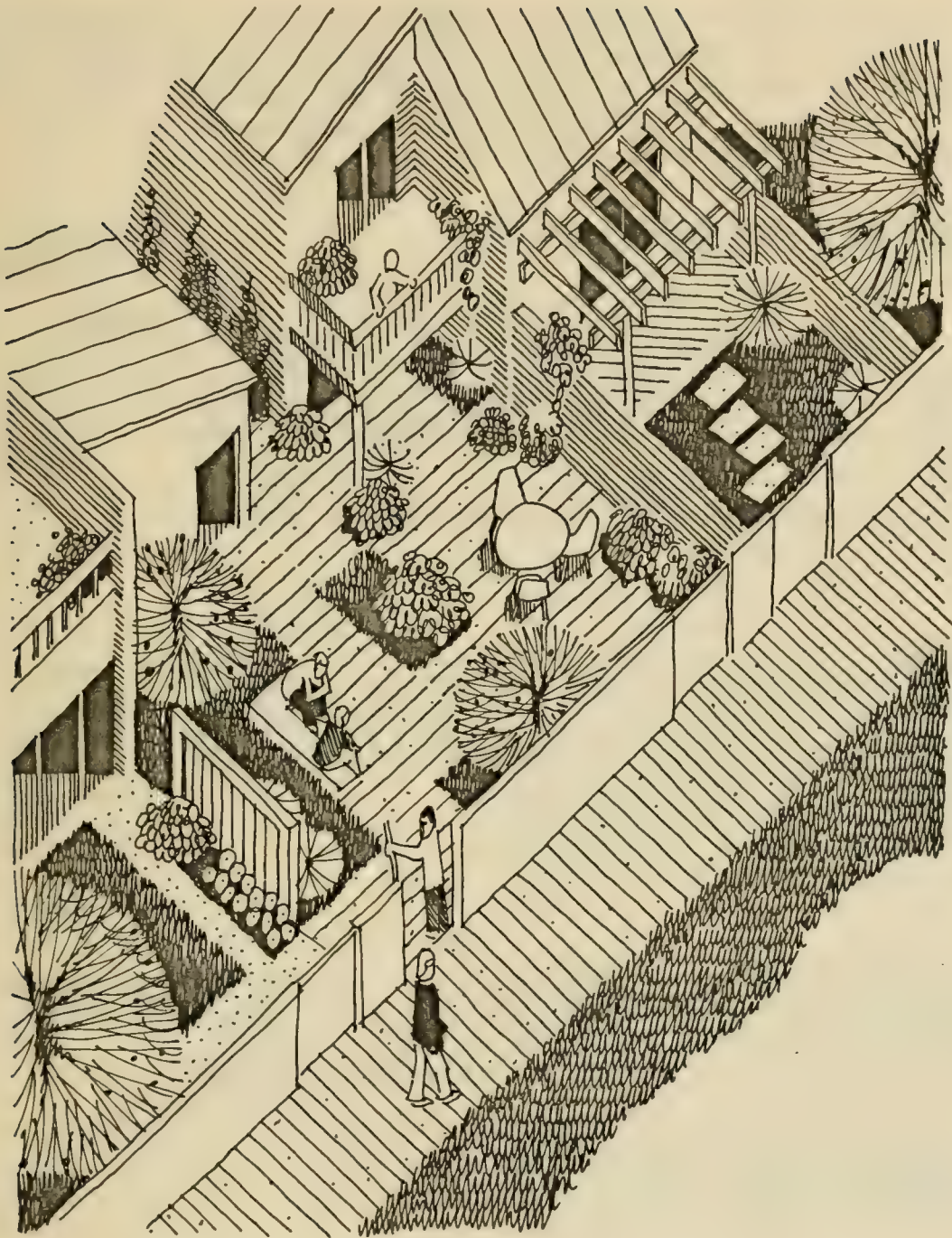
LARGE-SCALE PLANT MATERIALS SUCH AS FLOWERING TREES OR SHADE TREE ARE APPROPRIATE FOR REAR YARD AREAS IF SPACE OR CONDITIONS ALLOW.

SCALE

THE CHOICE OF A TREE AND ITS PLACEMENT SHOULD BE DONE WITH CONSIDERABLE CARE. REMEMBER, LARGE-SCALE TREES NOT ONLY AFFECT SHADE, LIGHT AND VIEWS ON YOUR OWN PROPERTY, BUT ALSO ON YOUR NEIGHBOR'S. THEREFORE, CLOSE COORDINATION WITH ADJOINING NEIGHBORS IS ENCOURAGED.

TREE SELECTION

REAR
YARD



architectural considerations

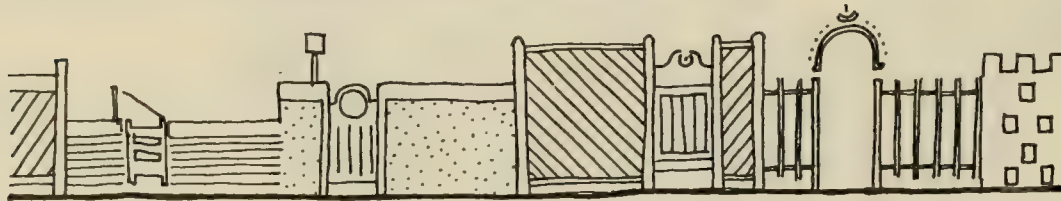
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site

UNQUESTIONABLY ANY MAN'S
FENCE WILL BE SHARED BY HIS
NEIGHBORS EVEN IF HIS NEIGH-
BORS HAVE ONLY TO LOOK AT
THE OTHER SIDE OF IT.

BLOCKSCAPE AND FENCING

IMPACT ON NEIGHBORS AND NEIGHBORHOOD



THREE ALTERNATIVES

RANDOM

LACK OF ARCHITECTURAL COURTESY.

A COLLECTION OF DISCORDANT - MATERIALS, DESIGNS, AND COLORS.



UNIFORM

UNIFORM - DESIGN, MATERIAL, AND COLOR.

COST SAVING IF MATERIALS AND LABOR BOUGHT IN MASS.



COMPATIBLE

COMPATIBLE - SELECTED ELEMENTS OF FENCING WHICH ARE
UNIFORM / STANDARD THROUGHOUT THE NEIGHBORHOOD.

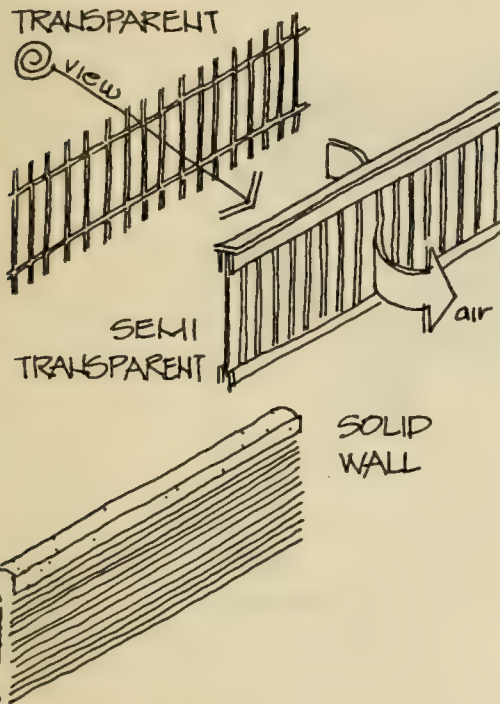
ex. UNIFORM HEIGHT, DESIGN DETAILS, A SELECTION OF
MATERIALS AND COLOR.

PROPER FENCING CAN HAVE A UNIFYING EFFECT UPON A NEIGH-
BORHOOD, BUT IMPROPER FENCING CAN ONLY DETRACT FROM THE
APPEARANCE OF A NEIGHBORHOOD. CLUTTERING BY AN UNCOORDIN-
ATED SELECTION OF DESIGNS AND MATERIALS SHOULD BE AVOIDED.
COOPERATION AMONG NEIGHBORS IN THIS MATTER CAN EFFECT
THE VISUAL AND PSYCHOLOGICAL HARMONY OF AN AREA.

PURPOSE

FENCES AS WITH ARCHITECTURE MAY BE DESCRIBED AND EVALUATED THROUGH - DESIGN, MATERIAL AND COLOR. THE FINAL SELECTION OF FENCING SHOULD BE MADE ACCORDING TO THE USE IT WILL SERVE. (ex. VISUAL PRIVACY, PROPERTY DEFINITION, OUTDOOR ROOM, OTHER.) BELOW ARE SOME OF THE ALTERNATIVES AVAILABLE.

SELECTION OF FENCING



FENCE DESIGNS MAY BE DIVIDED INTO THREE AREAS - TRANSPARENT, SEMI-TRANSPARENT, AND SOLID. CONSIDERATIONS:

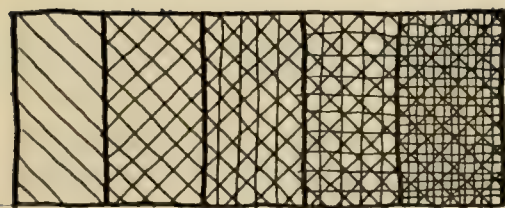
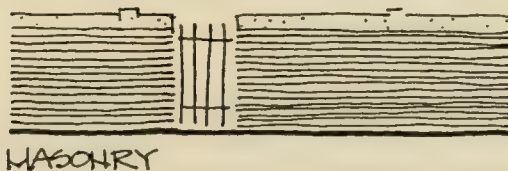
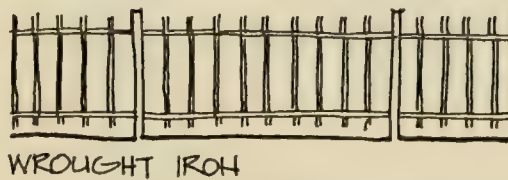
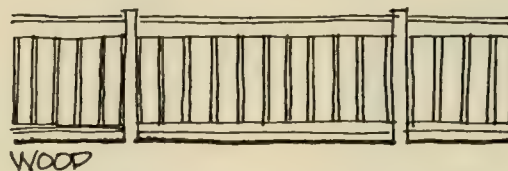
DESIGN

- USE FOR REAR COURT AREA.
- LABOR REQUIRED FOR CONSTRUCTION
- MAINTENANCE
- COMPATIBILITY WITH ARCH.
- VIEWS AND VISTAS.
- MICRO-CLIMATE - AIR MOVEMENT.
- HEIGHT

THREE GENERAL AREAS OF MATERIAL FOR FENCING - WOOD, METAL, AND MASONRY. CONSIDERATIONS:

MATERIAL

- LABOR REQUIRED FOR CONSTRUCTION
- MAINTENANCE
- LONGEVITY
- COST



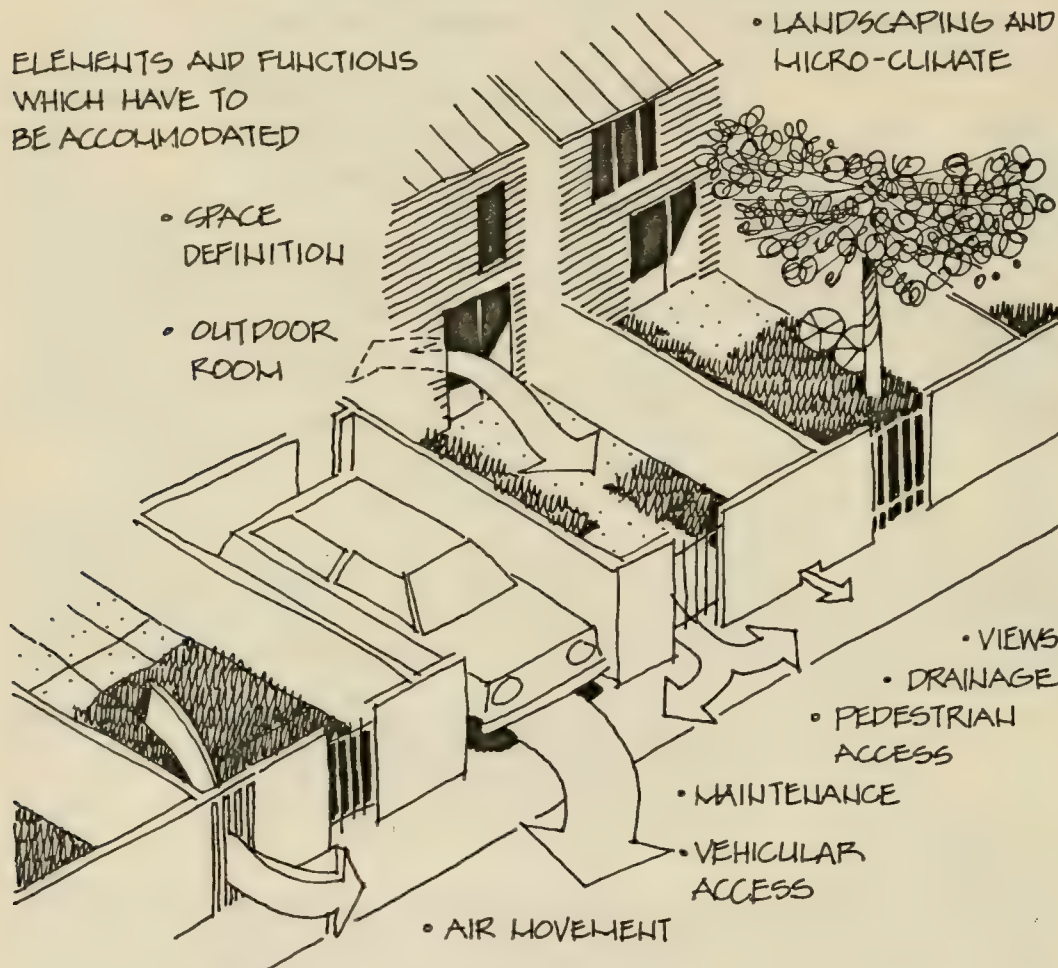
COLOR FOR FENCING SHOULD BE COMPATIBLE WITH THE ARCHITECTURE AND REFLECT THE MATERIALS USED. SEE SHT. 3.05g FOR WOOD AND METAL COLOR. MASONRY SHOULD BLEND WITH ARCHITECTURE.

COLOR

FENCES HAVE TRADITIONALLY BEEN USED AS A PHYSICAL AND VISUAL SEPARATION OF TWO PIECES OF PROPERTY. A NOTIFICATION THAT HERE ONE PERSONS' LAND BEGINS AND ANOTHERS' END.

FENCING

ELEMENTS AND FUNCTIONS WHICH HAVE TO BE ACCOMMODATED



DETAILS

ALTHOUGH PROTECTION APPLIES TO SMALL CHILDREN AND PETS, THE SITE OF A FENCE CAN ALSO SERVE AS A PSYCHOLOGICAL DETERENT TO TRESPASSERS.

PROTECTION

THE CREATION OF AN OUTDOOR ROOM WITH FENCING INSURES EACH PERSON A SMALL, PRIVATE OPEN SPACE. SUCH AN OUTDOOR ROOM CAN EXPAND THE INTERIOR OF A HOUSE OR BE A SEPARATE GARDEN OR COURTYARD.

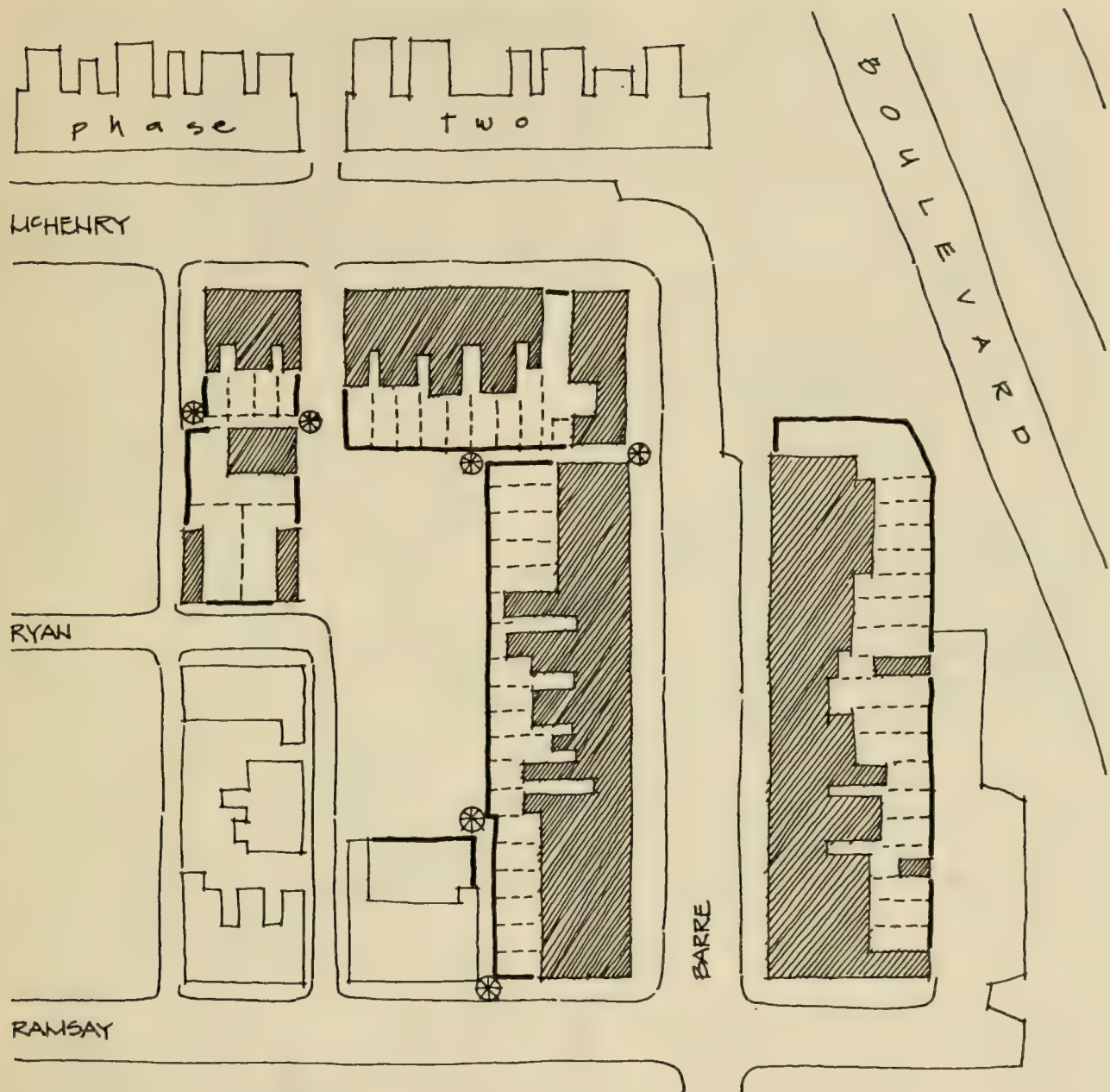
OUTDOOR ROOM

FENCING CAN EXTEND THE ARCHITECTURAL EXPRESSION OF A HOUSE.

ARCHITECTURE

FENCES ALSO CAN SHAPE THE CLIMATE OF A SMALL AREA BY CREATING A SHELTERED POCKET TO CATCH THE SUN OR CONTROL AIR MOVEMENT.

MICRO-CLIMATE



FENCING HIERARCHY

THE ABOVE ILLUSTRATES TWO CATEGORIES OF FENCING. THE HEAVY LINE INDICATING IMAGE FENCING, VISIBLE TO THE PUBLIC AND DASHED LINES REPRESENTING PRIVATE FENCING VISIBLE TO ADJOINING PROPERTY OWNERS ONLY.

IMAGE FENCING

PRIVATE FENCING

POTENTIAL GATE LOCATIONS



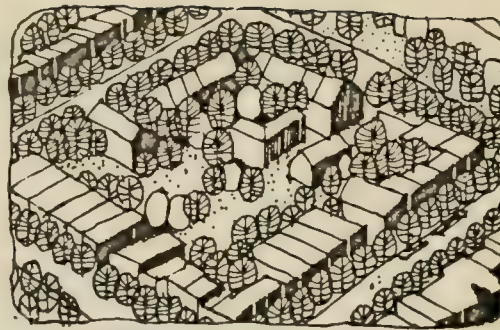
ONE WAY TO IMPROVE THE URBAN MICRO-CLIMATE, IS TO REDUCE THE AMOUNT OF PAVING TO A MINIMUM. THE CONCEPT OF PAVING FOR REASONS OF LOW MAINTENANCE IS ERRONEOUS. PAVING CAN BE EXPENSIVE TO INSTALL, REQUIRE REPAIR, CONTRIBUTE TO AN UN-HEALTHY URBAN ENVIRONMENT, AND BECOME A SIGN OF DETERIORATION. PAVING SHOULD BE USED ONLY WHERE PEDESTRIAN TRAFFIC REQUIRES ITS USE, OTHERWISE USE APPROPRIATE LANDSCAPING.

IN THE FRONT AND SIDE FACADE THE OWNER HAS THE OPTION OF HAVING A PLANTING AREA OR PAVING. AREAS THAT DO NOT REQUIRE PEDESTRIAN ACCESS, SHOULD BE UTILIZED FOR GROUND COVER AND SHRUBS.

WHERE REQUIRED, PAVING IN THE FRONT AND SIDE FACADES SHOULD BE CONSTRUCTED OF A MASONRY MATERIAL, WHICH IS COMPATIBLE WITH THE SIDE WALK.

APPROPRIATE PAVING MATERIAL CHOICES FOR REAR YARD AREAS ARE WOOD DECKING, BRICK, FLAG-STONE, CONCRETE AND GRAVEL.

THOSE AREAS WHICH WILL HAVE VEHICULAR TRAFFIC SHOULD ENGINEER THE PAVING TO WITHSTAND THE INCREASED LOADS.



CITY WITHIN A FOREST

PAVING

VISUAL
PEDESTRIAN
VEHICULAR
DURABILITY
INITIAL COST
MAINTENANCE
DRAINAGE
SAFETY
SEASONAL USE

OPTIONS

	VISUAL	PEDESTRIAN	VEHICULAR	DURABILITY	INITIAL COST	MAINTENANCE	DRAINAGE	SAFETY	SEASONAL USE
BRICK									
COBBLE									
CONCRETE									
GRAVEL									
DECKING									

LISTED ABOVE ARE A FEW PAVING CONSIDERATIONS.

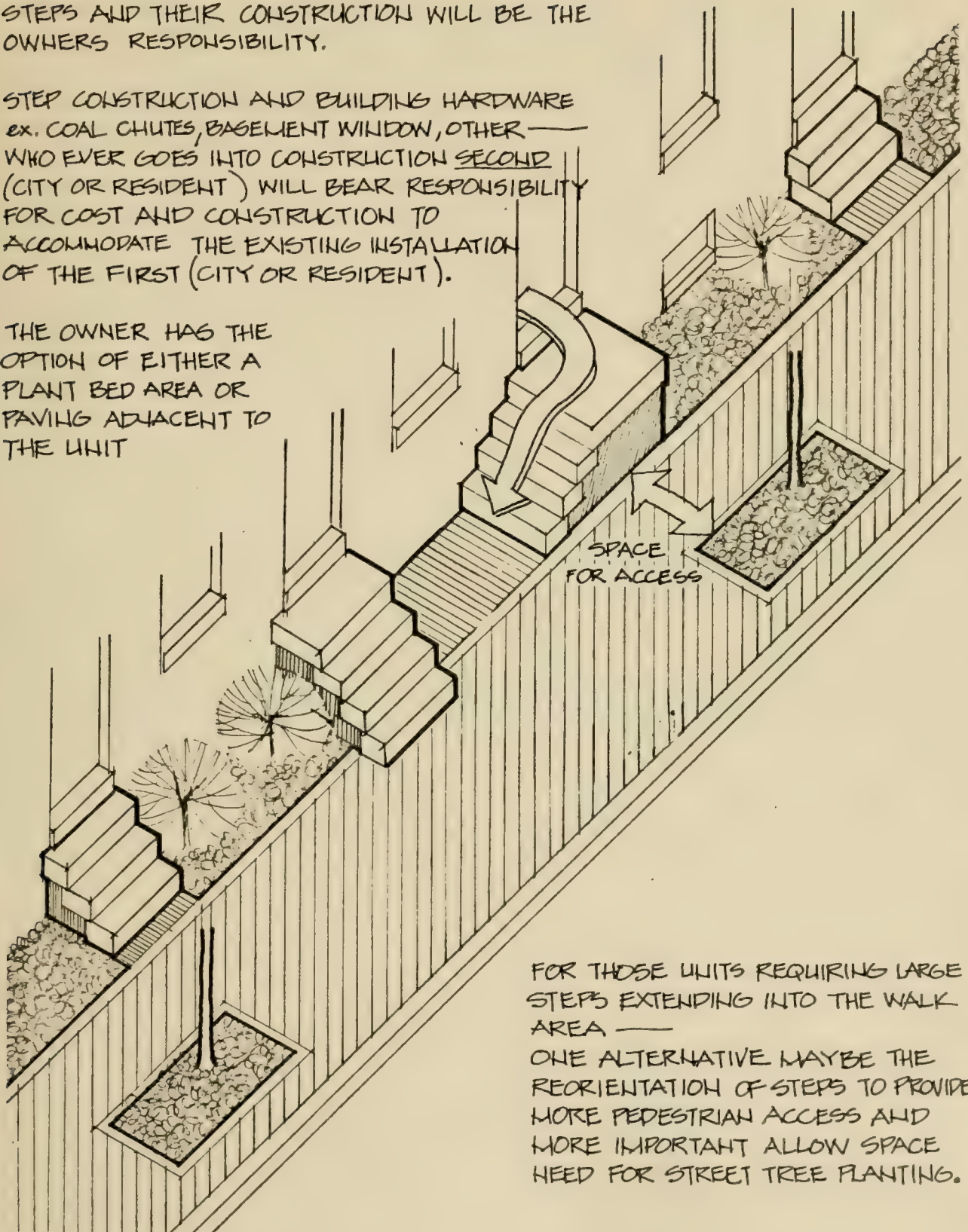


A SLIGHTLY RAISED DECK PREVENTS SOIL COMPACTION, PERMITS MORE WATER AND AIR TO REACH TREE ROOTS. WOOD STAYS COOLER IN THE SUMMER SUN.

STEPS AND THEIR CONSTRUCTION WILL BE THE OWNERS RESPONSIBILITY.

STEP CONSTRUCTION AND BUILDING HARDWARE
ex. COAL CHUTES, BASEMENT WINDOW, OTHER —
WHO EVER GOES INTO CONSTRUCTION SECOND
(CITY OR RESIDENT) WILL BEAR RESPONSIBILITY
FOR COST AND CONSTRUCTION TO
ACCOMMODATE THE EXISTING INSTALLATION
OF THE FIRST (CITY OR RESIDENT).

THE OWNER HAS THE
OPTION OF EITHER A
PLANT BED AREA OR
PAVING ADJACENT TO
THE UNIT

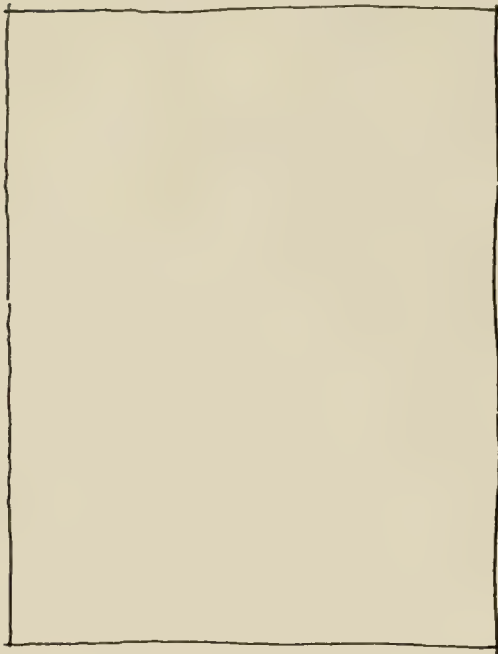


FOR THOSE UNITS REQUIRING LARGE
STEPS EXTENDING INTO THE WALK
AREA —

ONE ALTERNATIVE MAYBE THE
REORIENTATION OF STEPS TO PROVIDE
MORE PEDESTRIAN ACCESS AND
MORE IMPORTANT ALLOW SPACE
NEED FOR STREET TREE PLANTING.

environmental
considerations

AN UNDERSTANDING OF THE EFFECTS OF NATURAL ELEMENTS UPON CLIMATE, ON BOTH THE MICRO AND MACRO-LEVEL, IS BASIC TO ANY DISCUSSION OF ENVIRONMENTAL CONSIDERATIONS. INFORMATION IN THIS AREA HAS BEEN DEVELOPED AS AN ADJUNCT TO STUDIES OF FOOD PRODUCTION AND OTHER AREAS OF AGRICULTURE. HISTORICALLY, LITTLE RESEARCH HAS BEEN UNDERTAKEN TO DETERMINE DIRECTLY THE EFFECT OF OUTDOOR ENVIRONMENTAL MANIPULATION OR CONTROL FOR HUMAN COMFORT OR PRODUCTIVITY, HOWEVER IN RECENT YEARS SOCIETY HAS BECOME MORE SENSITIZED TO THE ENVIRONMENT AND MATERIAL HAS BEEN DEVELOPED THAT HAS DIRECT APPLICATION IN THIS BUILT ENVIRONMENT, WHAT FOLLOWS IS A BRIEF DISCUSSION OF SOME OF THE ELEMENTS OF THIS ENVIRONMENT AND THEIR RELATIONSHIP TO BUILDING.



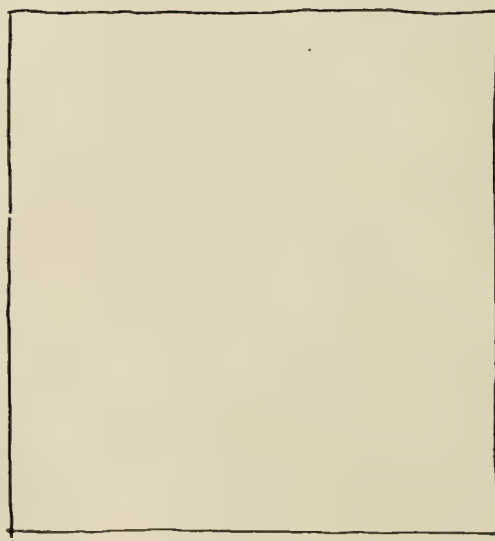
NATURAL ELEMENTS OF ALL TYPES, EFFECT THE URBAN MICROCLIMATE. THE NATURAL ELEMENTS CAN BE MOVED, MANIPULATED, ALTERED AND SHAPED IN ORDER TO CONTROL THE EFFECTIVE CLIMATE MORE EFFICIENTLY, EFFECTIVELY, AND COMPLETELY. IT IS THROUGH THE MOVEMENT AND MODULATION OF THESE NATURAL AND INTRODUCED MAN-MADE ELEMENTS THAT THE SITE PLANNER MANIPULATES THE PERCEIVED IMPACT OF THE LOCAL MICROCLIMATE AS IT AFFECTS PEOPLE IN A SINGLE BUILDING OR A GROUP OF BUILDINGS.

**MICRO-
CLIMATE
CONTROL**

A BUILDING DESIGN THAT IGNORES THE IMPACT OF THE NATURAL ENVIRONMENT WILL ALMOST ALWAYS HAVE TO USE ENERGY IN THE FORM OF MECHANICAL, STRUCTURAL, OR MATERIAL INTERVENTIONS TO COMPENSATE FOR THE RESULTING DISCOMFORTS AND INCONVENIENCES OF ADVERSE NATURAL CONDITIONS. CLEARLY, THEN, A BUILDING PROJECT SHOULD START WITH A ANALYSIS OF THE ASSIGNED SITE OR POTENTIAL SITE ALTERNATIVES. AN ARCHITECT SHOULD UNDERSTAND AND ANTICIPATE THE EFFECTS OF A PARTICULAR SITE OR CLIMATE ON THE ENERGY FLOW OF A BUILDING IF HIS DESIGN IS TO USE THE ENVIRONMENT TO ADVANTAGE.

**BUILDING
DESIGN**

MAN CAN DEAL WITH THE NATURAL ENVIRONMENT IN SEVERAL WAYS. WHERE IT IS HOSTILE TO HIS LIVING OR WORKING NEEDS, HE CAN BUILD SHELTERS OR STRUCTURAL ENCLOSURES TO SEPARATE HIMSELF FROM THE OUTDOORS AND ITS UNDESIRABLE EFFECTS. HE CAN ALSO DEVELOP THE SITE TO MINIMIZE AND ECONOMIZE HIS STRUCTURAL NEEDS, IN EITHER CASE, HIS MAIN CONCERNS ARE—TEMPERATURE, PRECIPITATION, AIR QUALITY, SUN, AND WIND.



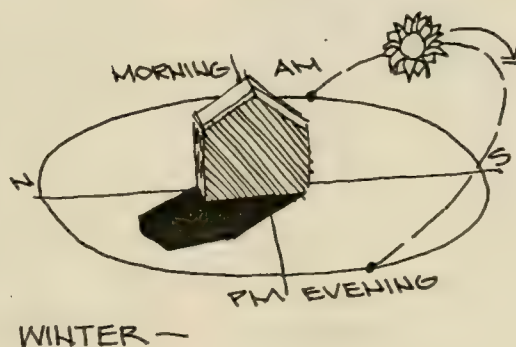
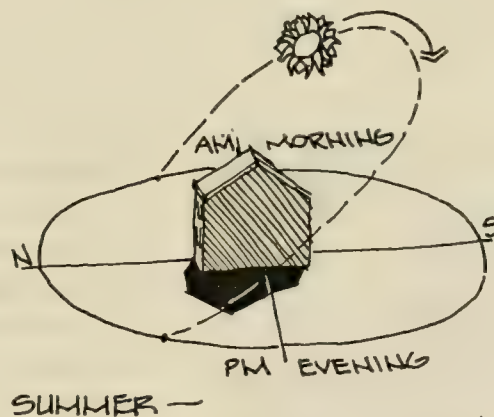
**HUMAN
COMFORT**

ARCHITECTURAL ELEMENTS, SUCH AS FENCES, WALLS, CANOPIES, DECKS, ETC., MAY ALSO BE USED TO INCREASE, DECREASE, DIRECT OR CONTROL SOLAR RADIATION, THE VELOCITY OF THE WIND, THE AMOUNT OF PRECIPITATION AND HUMIDITY, AND HENCE THE TEMPERATURE OF SPECIFIC AREAS OF THE SITE. THE DESIGNER, DURING THE SITE DESIGN PHASE, SHOULD ANSWER SUCH QUESTIONS AS TO WHAT ARCHITECTURAL ELEMENT NEEDS TO BE LOCATED AT A SPECIFIC POINT ON THE SITE, HOW HIGH IT NEEDS TO BE, HOW WIDE IT NEEDS TO BE, OF WHAT MATERIAL SHOULD IT BE CONSTRUCTED, AND HOW IT SHOULD JOIN TO ADJACENT MATERIALS? IN ESSENCE, THE ARCHITECTURAL ELEMENTS AS WELL AS VEGETATION AND LAND MATERIALS SHOULD BE COUPLED WITH THE PAVING AND SURFACING MATERIALS AS NECESSARY TO SOLVE ALL OF THE FUNCTIONAL PROBLEMS WHICH EXIST ON THE SITE, WITH GREATER EMPHASIS ON THE UTILIZATION OF EXISTING SOLAR RADIATION AND CONSERVING THE MAXIMUM AMOUNT OF ENERGY ON A PARTICULAR SITE.

SITE DESIGN

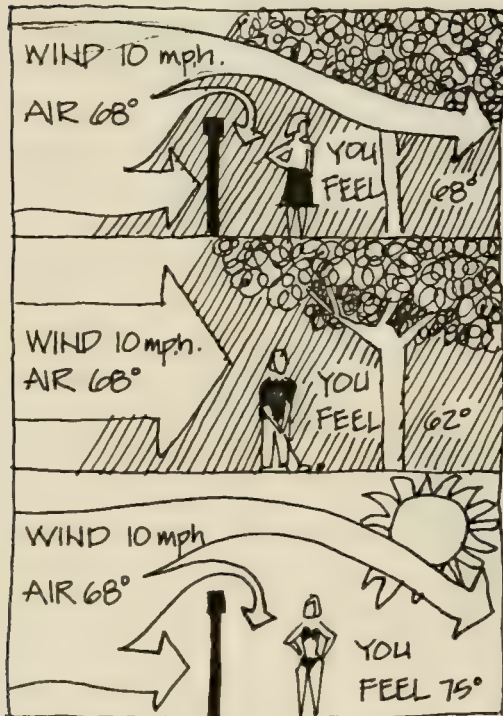
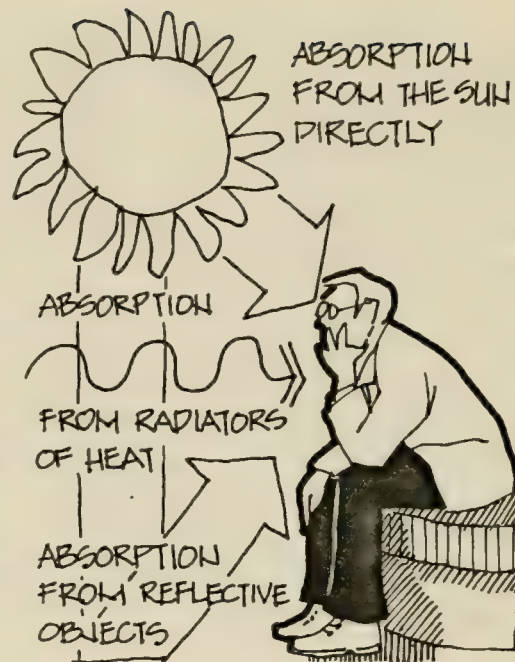
THE INTENSITY, DIRECTION, SWING, AND DURATION OF SUNLIGHT, AND THE EFFECTS OF ITS DIRECT PENETRATION INTO A BUILDING, ARE THE PRIME CONSIDERATION. THE SECOND IS TO DETERMINE WHETHER AND HOW THIS ENERGY IS TO BE CONTROLLED OR COLLECTED. SOLAR CONTROLS, SUCH AS INTERNAL OR EXTERNAL SHADING DEVICES FOR GLAZED AREAS OR COOLING PONDS OR SPRAYS FOR ROOF AREAS, CAN HELP ACHIEVE MAXIMUM ENERGY SAVINGS. BUT SUNLIGHT MAY BE COLLECTED FOR HEATING, COOLING, AND DOMESTIC HOT WATER NEEDS AND EVENTUALLY FOR POWER GENERATION AS WELL. LATER SECTIONS WILL DEAL MORE FULLY WITH THE IMPACT OF SOLAR RADIATION.

SOLAR UTILIZATION



SOLAR RADIATION

AS SOLAR RADIATION MOVES TOWARD THE EARTH, IT MOVES THROUGH THE ATMOSPHERE BEFORE STRIKING THE EARTH'S SURFACE. IN THIS MOVEMENT A SERIES OF IMPEDIMENTS CAUSE A DIMINUTION AND DISSIPATION OF THE FULL IMPACT OF THE ORIGINAL RADIATION. SOME OF IT IS REFLECTED BACK INTO SPACE; SOME IS DISSIPATED WITHIN THE ATMOSPHERE; YET OTHER PORTIONS ARE DIFFUSED THROUGHOUT THE ATMOSPHERE. A SMALL PORTION OF THE ORIGINAL SOLAR RADIATION STRIKES THE EARTH'S SURFACE, THE VEGETATION ON THE EARTH AND BUILDINGS AS WELL AS MEN AND ANIMALS.

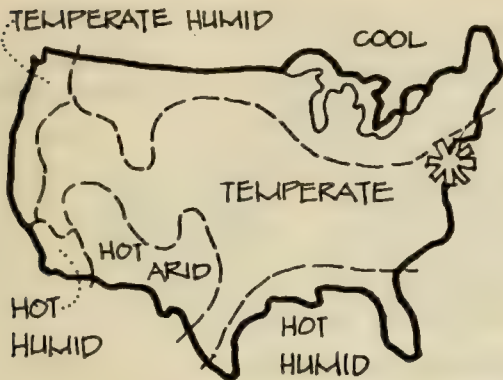


SOLAR RADIATION AND AIR MOVEMENT

NATURAL ELEMENTS, SUCH AS LANDFORMS, PLANT MATERIALS AND WATER BODIES MODIFY IN A VARIETY OF WAYS THE IMPACT OF THE INCOMING SOLAR RADIATION. AS WINDS MOVE OVER THE SURFACE OF THE EARTH THEY ENCOUNTER A SERIES OF OBSTRUCTIONS WHICH DETRACT, DEFLECT, OBSTRUCT AND LESSEN THE IMPACT AND SPEED OF THE UN-OBSTRUCTED WIND. THEY DO THIS IN A VARIETY OF WAYS AND TO A VARIETY OF DEGREES. THE EFFECT OF NATURAL ELEMENTS IS TWO-SIDED -- ON THE ONE HAND, CUTTING DOWN THE IMPACT OF THE SOLAR RADIATION OR WIND, AND ON THE OTHER HAND, ACCELERATING OR ENHANCING THE IMPACT.

NATURAL ELEMENTS

introduction

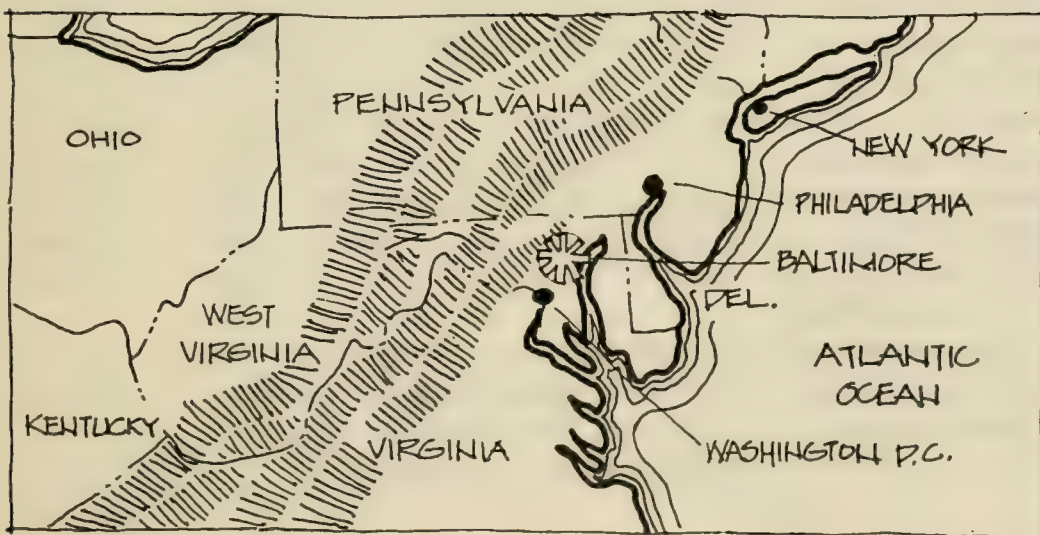


THE FIRST STEP IN UNDERSTANDING THE EFFECTS OF NATURAL AND ARCHITECTURAL ELEMENTS ON THE ENVIRONMENT IS AN AWARENESS OF THE UNIQUE QUALITIES OF THE CLIMATE IN THE REGION. THE ILLUSTRATION INDICATES CLIMATIC REGIONS OF THE UNITED STATES.

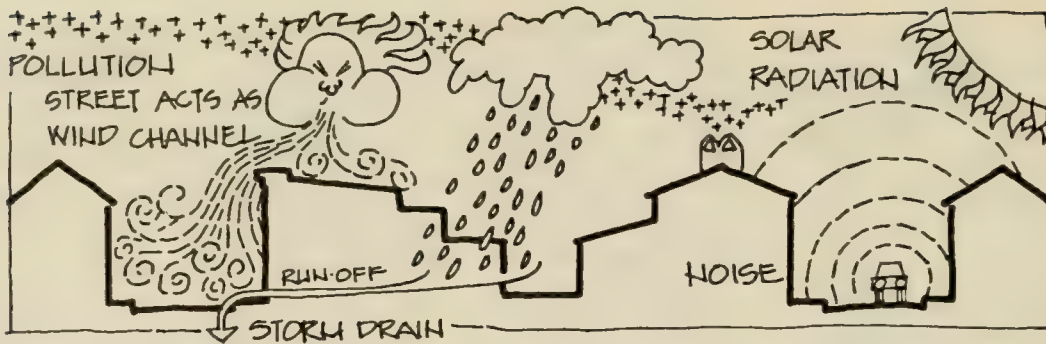
CLIMATIC REGIONS

BALTIMORE/ PARRE CIRCLE LIES IN THE NORTHERN PORTION OF THE TEMPERATE REGION OF THE UNITED STATES ABOUT MIDWAY BETWEEN THE RIGOROUS CLIMATES OF THE NORTH AND THE MILD CLIMATES OF THE SOUTH, AND ADJACENT TO THE MODIFYING INFLUENCES OF THE CHESAPEAKE BAY AND ATLANTIC OCEAN TO THE EAST AND THE APPALACHIAN MOUNTAINS TO THE WEST. SINCE THIS REGION IS NEAR THE AVERAGE PATH OF THE LOW PRESSURE SYSTEMS WHICH MOVE ACROSS THE COUNTRY, CHANGES IN WIND DIRECTION ARE FREQUENT AND CONTRIBUTE TO THE CHANGEABLE CHARACTER OF THE WEATHER. THE NET EFFECT OF THE MOUNTAINS TO THE WEST AND THE BAY AND OCEAN TO THE EAST IS TO PRODUCE A MORE EQUABLE CLIMATE COMPARED WITH OTHER CONTINENTAL LOCATIONS FARTHER INLAND AT THE SAME LATITUDE. WHILE HOT, HUMID, MUGGY PERIODS OF WEATHER ARE NOT UNCOMMON DURING THE WARMER MONTHS, THEY ARE FREQUENTLY ATTENDED BY AFTERNOON OR EVENING THUNDERSHOWERS OR NIGHT-TIME BREEZES WHICH PROVIDE SOME RELIEF FROM UNCOMFORTABLE CONDITIONS.

TEMPERATE REGION



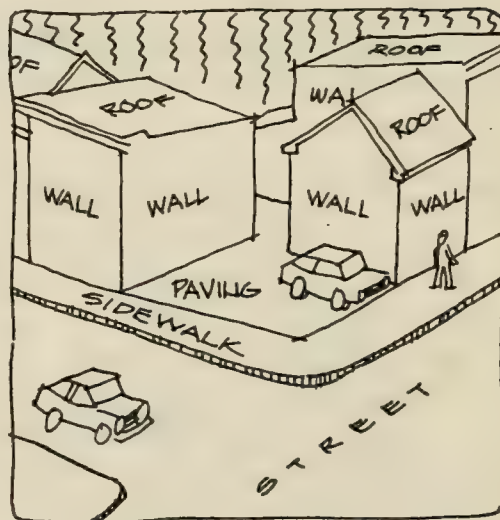
EXISTING URBAN GEOGRAPHY



BARRE CIRCLE HAS A TYPICAL HARD URBAN ENVIRONMENT OF PAVED SURFACES, BUILDINGS, AND VERY LITTLE EXISTING VEGETATION. IT MAY BE HOT AND UNCOMFORTABLE IN THE SUMMER. THE WINTERS ARE GENERALLY MILD, BUT AT TIMES UNATTRACTIVE. THERE IS POLLUTION, NOISE AND ODOR. BELOW ARE SOME SPECIFIC AREA OF CONCERN:

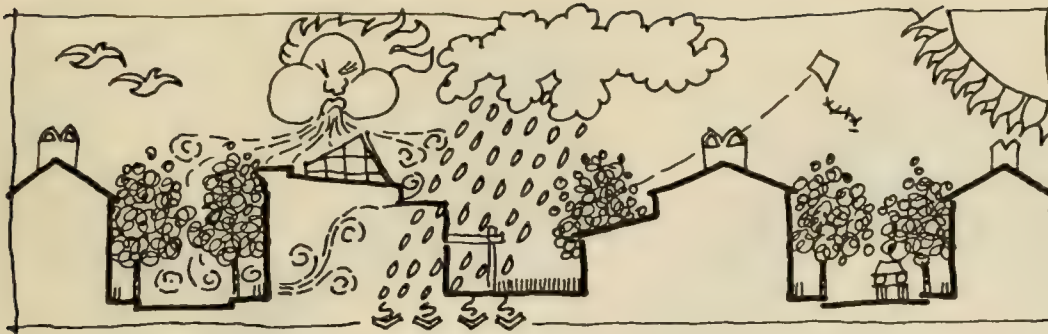
- HIGH HEAT CAPACITY OF URBAN PAVING AND BUILDING SURFACES.
- LACK OF VEGETATION.
- AIR BORN DUST AND POLLUTION.
- POOR ACOUSTIC PROPERTIES OF PAVING AND BUILDINGS,
- LITTLE RETENTION OF MOISTURE OR RUNOFF.
- VISUAL POLLUTION.

THE STREETS AND BUILDINGS OF A CITY FORM AN ARTIFICIAL ROCK THAT STORES UP HEAT DURING THE DAYTIME. NOT ONLY WITH THE GROUND SURFACES, BUT WITH ALL BUILDING WALLS AND ROOFS EQUALING A SURFACE AREA GREATER THEN THE GROUND PLAN. THE BUILDING MASSES REDUCE AIR CURRENTS WHICH COULD CARRY OFF THIS STORED UP HEAT. IN ADDITION, THE AMOUNT OF HEAT, WHICH ON PLANT COVERED AREAS IS ABSORBED BY ASSIMILATION AND EVAPORATION, REMAINS, IN THE GREENLESS URBAN ENVIRONMENT.



THE NATURE OF URBAN GEOGRAPHY

CITIES GENERALLY HAVE A HIGHER AVERAGE TEMPERATURE THEN THE SURROUNDING COUNTRYSIDE.



ENVIRONMENTAL
CONSIDERATIONS
BARRE
CIRCLE
MICRO-
CLIMATE

THE FIVE MAJOR ELEMENTS OF CLIMATE WHICH EFFECT HUMAN COMFORT ARE — SOLAR RADIATION, TEMPERATURE, AIR MOVEMENT, PRECIPITATION/HUMIDITY, AND POLLUTION. A MICRO-CLIMATE IN WHICH THESE DO NOT PLACE UNDUE STRESS UPON THE HUMAN BODY FALL WITHIN THE HUMAN "COMFORT ZONE".

THE OBJECTIVES OF THE ENVIRONMENTAL CONSIDERATIONS FOR BARRE CIRCLE ARE —

OBJECTIVES

1. TO ORIENT USES TO MAXIMIZE THE POSITIVE ELEMENTS OF THE ENVIRONMENT.
2. TO UTILIZE VEGETATION TO PROVIDE OPTIMUM RADIATION ABSORBANT SURFACES AND SHADE GIVING PROPERTIES.
3. TO STUDY THE POSSIBILITIES OF CREATING AN IMPROVED MICRO CLIMATE.
4. TO MAXIMIZE DESIREABLE SUMMER BREEZES AND MINIMIZE COLD WINTER WINDS.
5. TO MINIMIZE AIR, NOISE, AND VISUAL POLLUTION.
6. TO MINIMIZE THE USE OF MECHANICAL ENERGY.

WHEN THE EXISTING SITE AND CLIMATE CONDITIONS HAVE BEEN UNDERSTOOD A DETERMINATION OF THE TYPE AND DEGREE OF CLIMATE CONTROL NECESSARY TO PROVIDE HUMAN COMFORT CAN BE MADE, ex. A SUN SHADE; A WIND SCREEN; A CANOPY TO DEFLECT RAIN, OR COMBINATION OF THESE ALL CAN BE USED TO CONTROL CLIMATE. THESE CONTROLS MAY BE APPLIED TO A GREATER DEGREE AND A LESSER DEGREE IN THE OUTDOORS. WHAT FOLLOWS IS A GUIDE TO THOSE SITE AND CLIMATIC CONDITIONS.

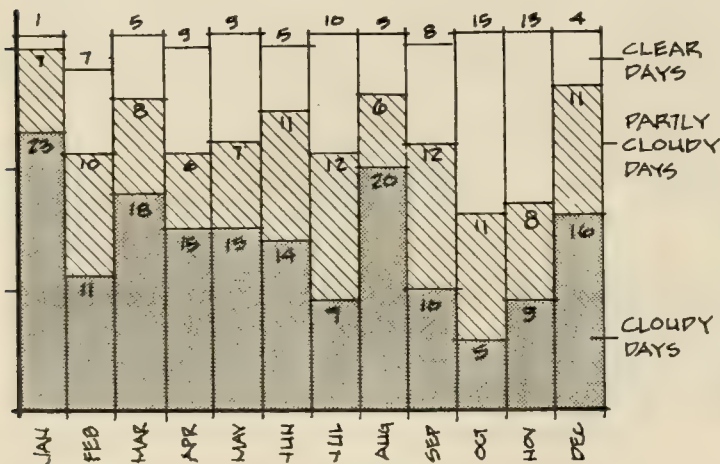
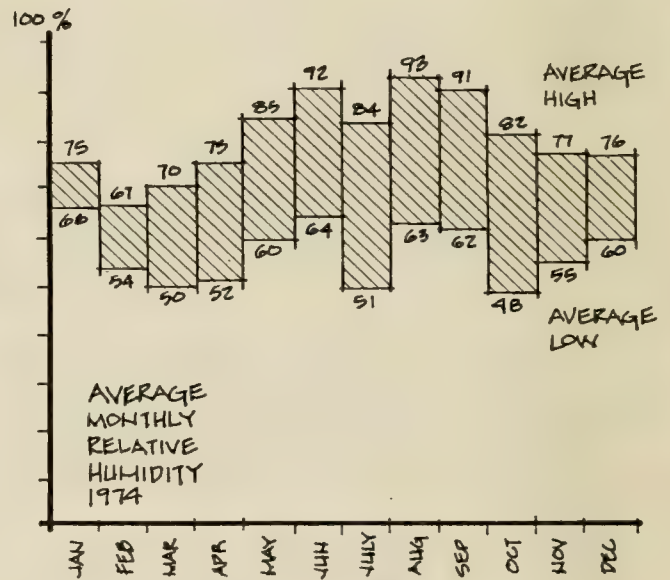
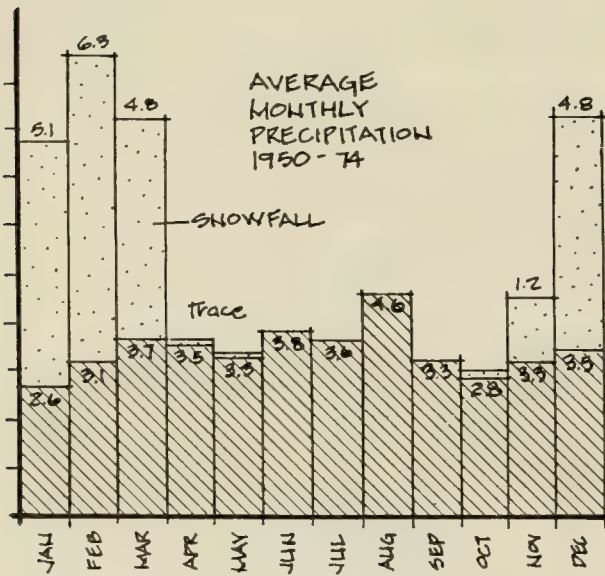
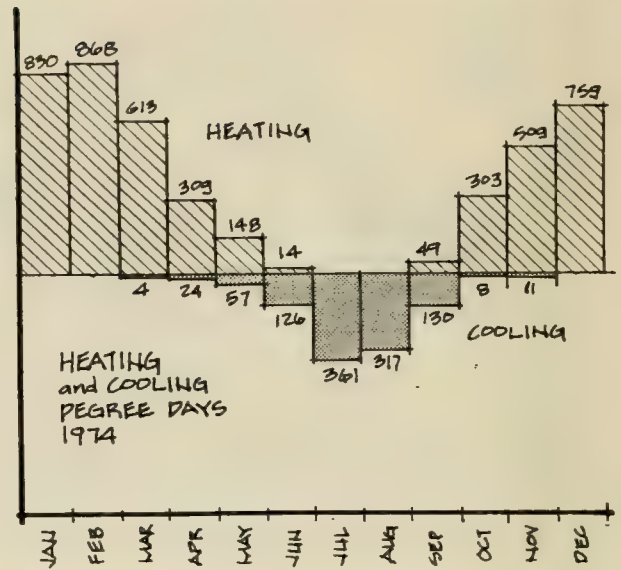
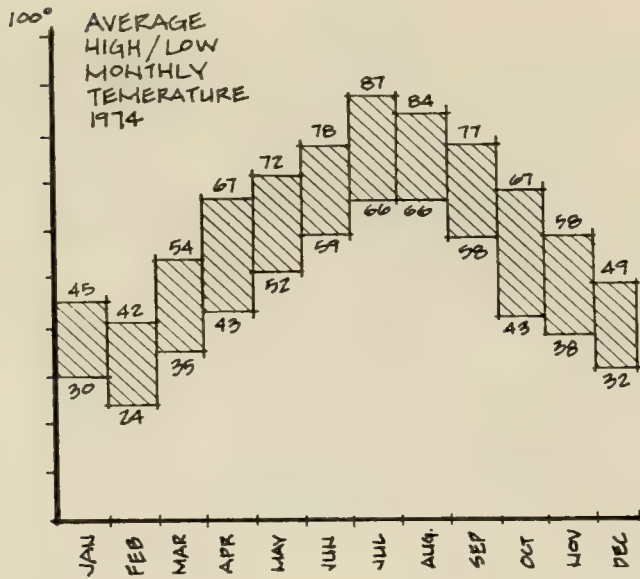
THE FIVE MAJOR ELEMENTS OF HUMAN COMFORT THAT WILL BE DISCUSSED ARE —

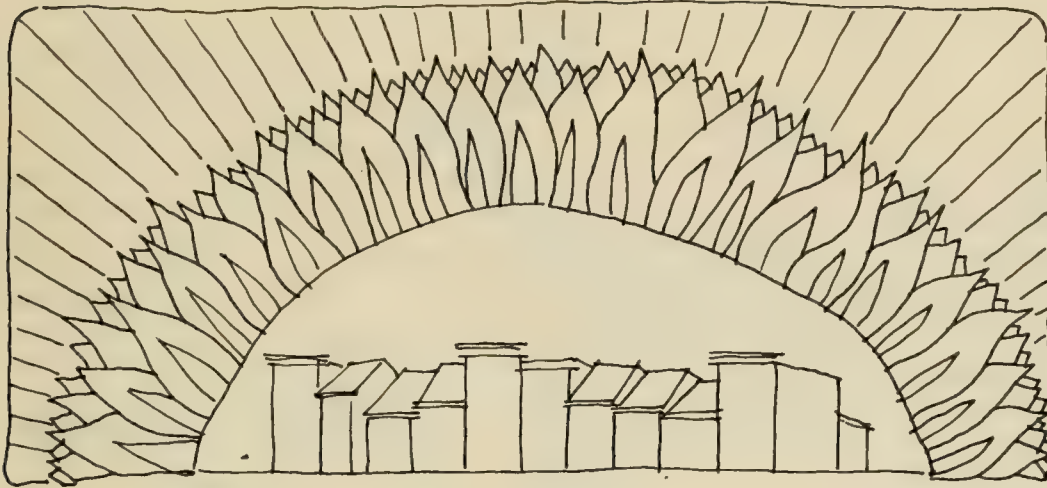
CONTENT

- | | |
|--------------------|------------------|
| 1. SOLAR RADIATION | 4. PRECIPITATION |
| 2. TEMPERATURE | 5. POLLUTION |
| 3. AIR MOVEMENT | |

environmental considerations

meteorological data



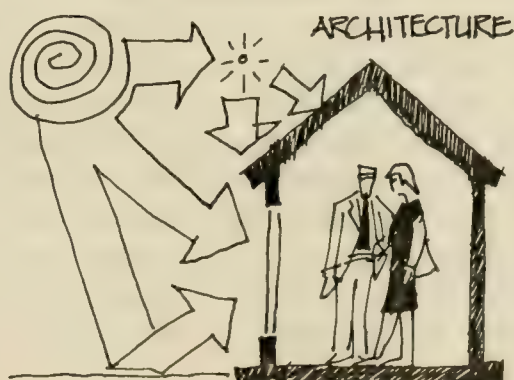
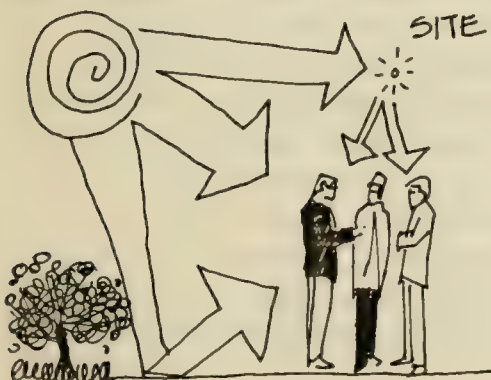


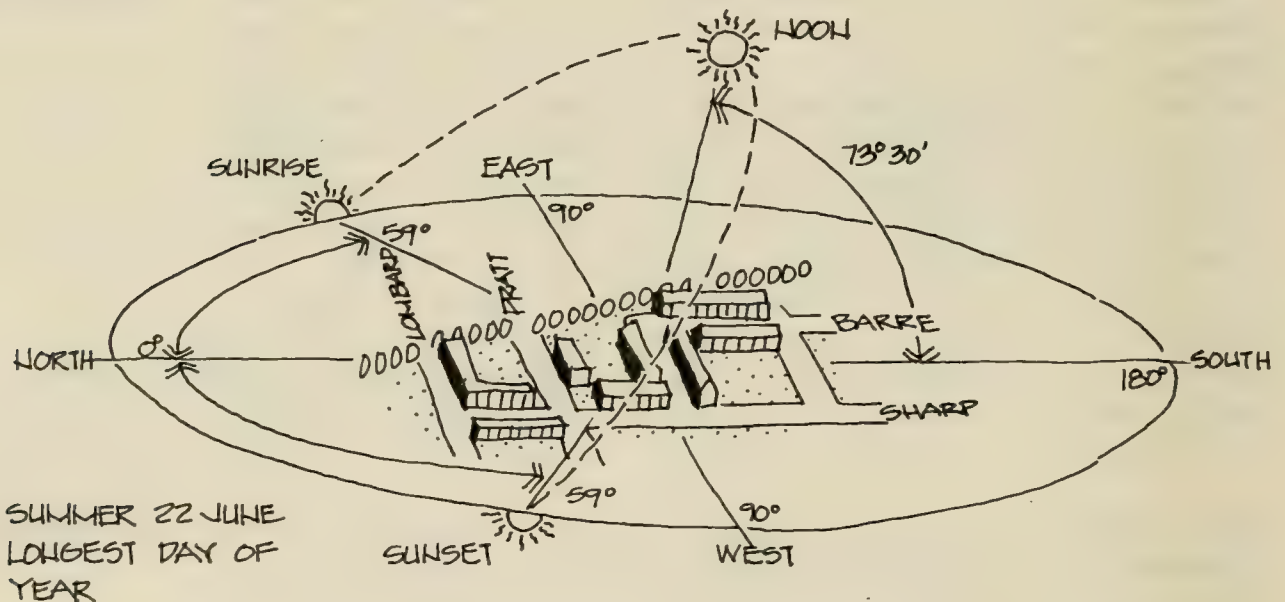
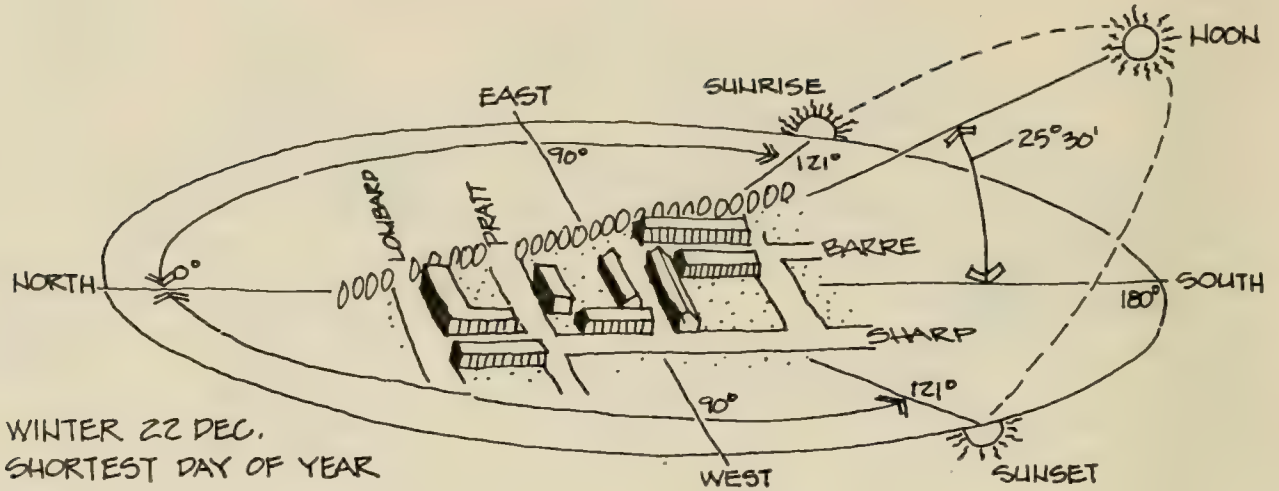
THE SUN REPRESENTS TWO IMPORTANT INFLUENCES TO OUR ENVIRONMENT. THE SUN IS THE SOURCE OF THE EARTH'S CLIMATE AND IS AN ENERGY RESOURCE. PHYSICALLY, SOLAR RADIATION MAY BE EITHER DESIRABLE OR UNDESIRABLE, DEPENDING ON THE RECIPIENTS, LOCATION, ORIENTATION, SEASON AND AIR TEMPERATURE. ENERGY WISE, HARNESSING THE SUN'S POWER IS CONSIDERED AN ATTRACTIVE ALTERNATIVE BECAUSE IT IS A NONE POLLUTING, RENEWABLE RESOURCE. THE SOLAR ENERGY ANNUALLY STRIKING THE ROOF OF A TYPICAL RESIDENCE IS TEN TIMES AS GREAT AS ITS ANNUAL HEAT DEMAND. THE FOLLOWING IDEAS WE HOPE WILL EDUCATE, AND BRING INTO PRACTICE A BETTER UTILIZATION OF SOLAR ENERGY IN BARRE CIRCLES EXISTING URBAN ENVIRONMENT.

INTRODUCTION

SOLAR RADIATION MAY BE RECEIVED AS DIRECT RADIATION FROM THE SUN, AS REFLECTED RADIATION FROM ATMOSPHERIC PARTICLES FOUND IN THE SKY, OR AS REFLECTED RADIATION FROM MATERIALS ON OR NEAR THE EARTH'S SURFACE.

RADIATION



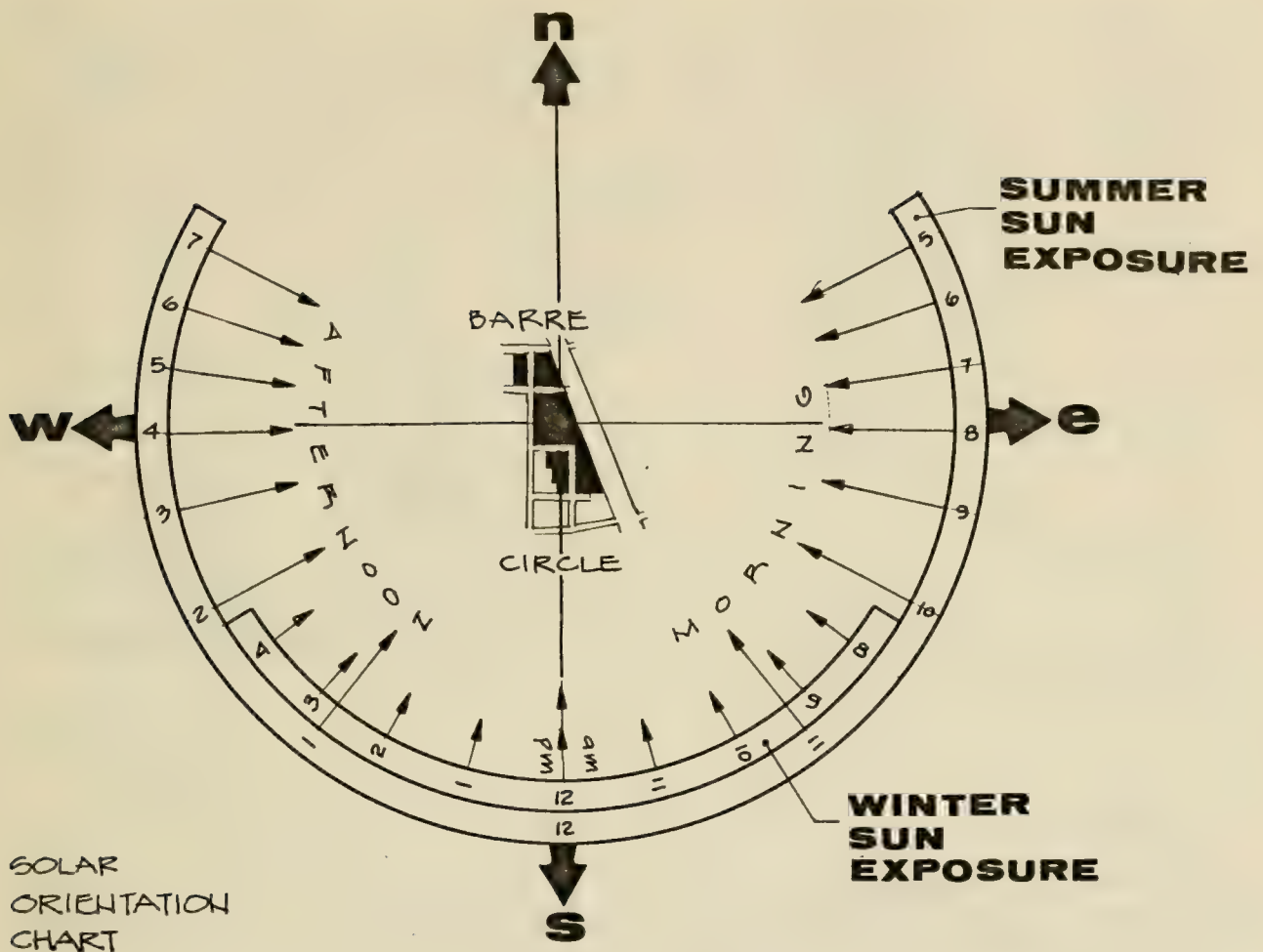


THE SOUTH SIDE OF A STRUCTURE RECEIVES THE MOST SUN, AT A HIGH ANGLE IN THE SUMMER AND AT A LOW ANGLE IN THE WINTER. THE USES ALLOCATED TO THE SOUTH SIDE AS WELL AS THE ARCHITECTURAL TREATMENT, NEED TO BE CAREFULLY CONSIDERED IN ORDER TO MAXIMIZE THE WINTER SUN AND MINIMIZE THE SUMMER EXPOSURE.

THE EAST SIDE OF MOST STRUCTURES WILL RECEIVE MAXIMUM SOLAR RADIATION IN THE MORNING. IN SOME INSTANCES, ACTIVITIES WHICH WOULD TAKE PLACE IN THE EARLY MORNING TIME PERIOD MAY POSSIBLY BE LOCATED TO THE EAST OF A PARTICULAR STRUCTURE TO TAKE ADVANTAGE OF THIS RADIATION.

EXPOSURE

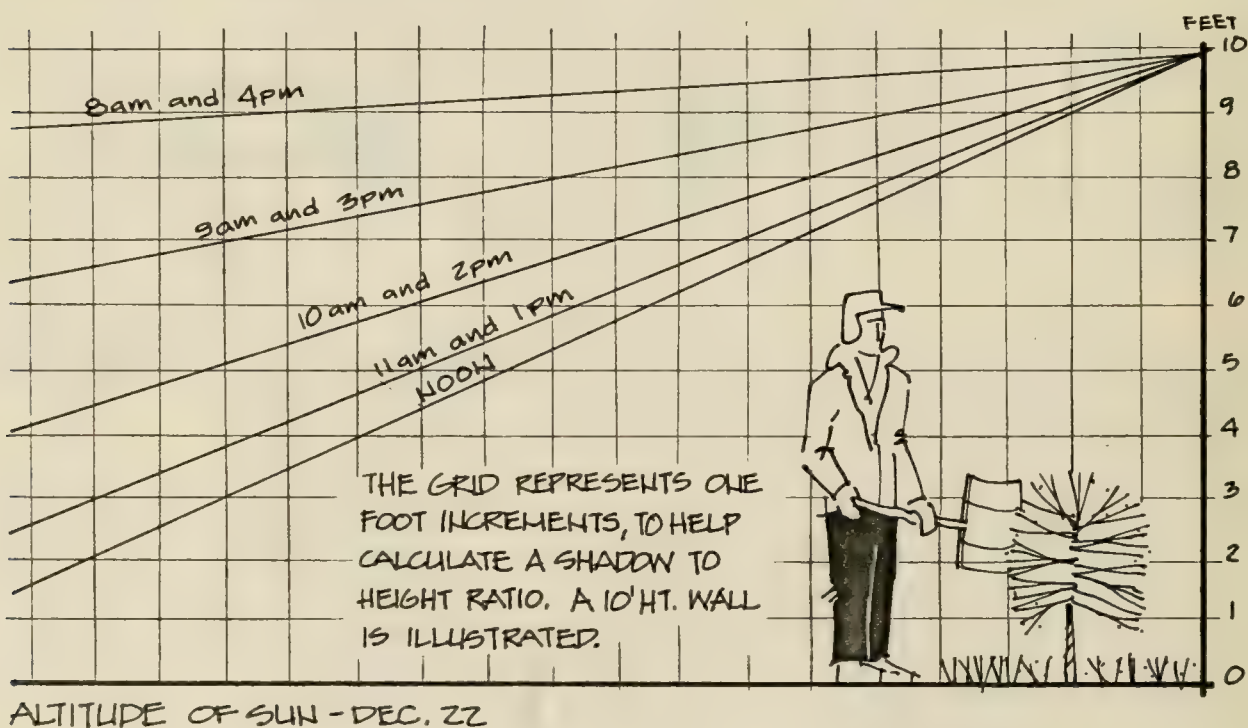
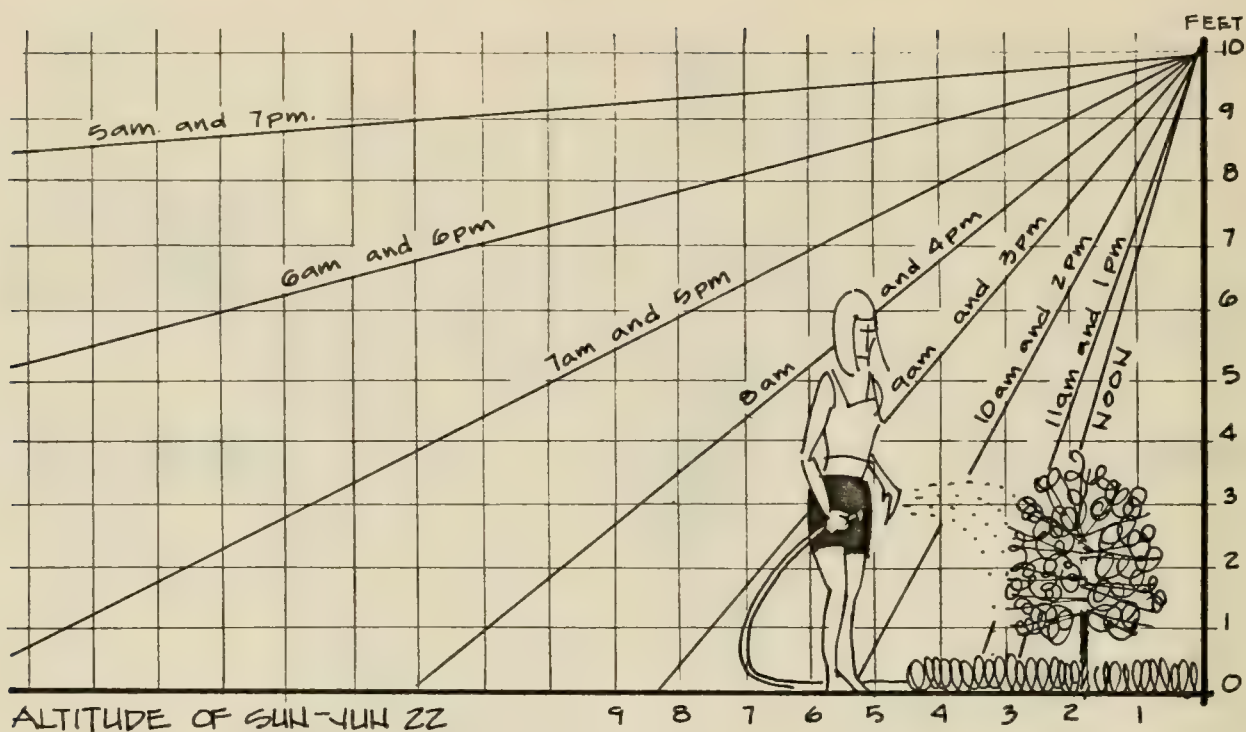
solar radiation



THE NORTH SIDE OF A BUILDING RECEIVES LITTLE OR NO SUN EXCEPT IN THE EARLY MORNING AND LATE EVENING DURING THE LONGEST SUMMER DAYS. DURING THE WINTER THE NORTH FACADE IS EXPOSED TO THE PREVAILING WINTER WINDS FROM THE NORTH AND WEST. THIS SIDE OF THE BUILDING SHOULD BE USED FOR SUMMER ACTIVITIES REQUIRING SHADE, UTILIZING THE BUILDING SHADOW, TO MINIMIZE THE NEED FOR EXTERNAL SHADE ELEMENTS.

A STRUCTURES' WESTERN FACADE WILL RECEIVE MAXIMUM AFTER-NOON SOLAR RADIATION, AND IN MOST AREAS OF THE UNITED STATES, PREVAILING WINDS ARE ALSO FROM THE WEST. THEREFORE, THIS AREA OF THE SITE, REQUIRES SOLAR PROTECTION, IN THE SUMMER AND A CERTAIN AMOUNT OF WIND PROTECTION IN THE WINTER MONTHS.

EXPOSURE



THE GRAPHS INDICATE THE SUN'S ANGLE DURING THE LONGEST AND SHORTEST DAYS OF THE YEAR. THE SUN ANGLES FOR THE REST OF THE DAYS OF THE YEAR FALL IN BETWEEN THE ANGLES INDICATED ABOVE - THE TWO EXTREMES OF THE YEAR. BY USING THE ORIENTATION CHART ON SHEET 4.02b AND THE ABOVE CHART THE LOCATION AND LENGTH OF SHADOWS FOR DEC. 22 AND JUN. 22 ARE FOUND.

environmental considerations

4.02d

solar radiation

THE FOLLOWING TABLE SHOWS THE SUGGESTED OPTIMUM LOCATION/ORIENTATION FOR SOME BASIC USES IN A RESIDENTIAL UNIT. ALTHOUGH THE BARRE CIRCLE UNITS ARE EXISTING AND FIXED IN LOCATION, AN UNDERSTANDING OF THE OPTIMUM MAY HELP IN MAKING DECISIONS IN HOW TO UTILIZE THE OWNERS SITE POTENTIALS AND INDICATE WHERE PROTECTION OR MODIFICATION MAY BE REQUIRED

USE -
ORIENTATION/
EXPOSURE
SITE

ACTIVITY	QUADRANT ON THE SITE	FACING DIRECTION	PROTECTION FROM WHICH DIRECTION
<u>ARCHITECTURE</u>			
HOUSING UNIT	sw-se	s	n-w
AUTO STORAGE	e-n	n	n-w
STORAGE	e-n	n	s-n-w
<u>SITE</u>			
PRIME ACCESS	e-w	n	n-w
SEC. ACCESS	n	n	n-w
<u>RECREATION</u>			
PLAY AREAS	s-e	s-e	n-w
PASSIVE AREA	e-w	e-w	n-w

RECOMMENDED SUN ORIENTATION FOR ROOMS — THIS CHART WAS DEVELOPED FOR UNITS WITH POTENTIAL FOR WINDOWS ON ALL SIDES, AND AGAIN BARRE CIRCLE UNITS ARE EXISTING WITH THE MAJORITY OF THE BUILDINGS HAVING EXPOSURE ON TWO SIDES ONLY. AN UNDERSTANDING OF THE FOLLOWING MAY HELP IN DEVELOPING INTERIOR LAYOUTS FOR OPTIMUM COMFORT.

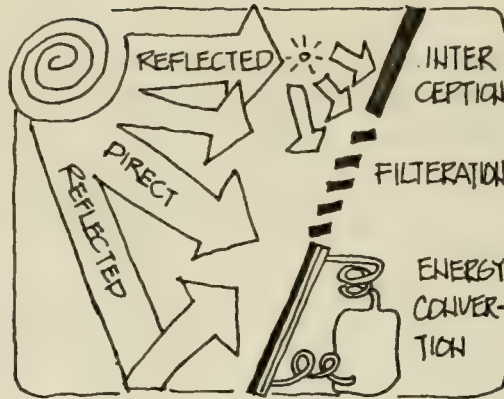
USE -
ORIENTATION/
EXPOSURE
ARCHITECTURE

	n	ne	e	se	s	sw	w	nw
BEDROOMS	●	●	●	●	●	●		
LIVING				●	●	●	●	
DINING			●	●	●	●	●	
KITCHEN			●	●	●	●		
LIBRARY	●	●						●
LAUNDRY	●	●						●
PLAY				●	●	●	●	
BATHROOMS	●	●	●	●	●	●	●	●
UTILITY	●	●						●
WORKSHOP	●	●						●
TERRACES			●	●	●	●	●	
SUNPORCH				●	●	●	●	

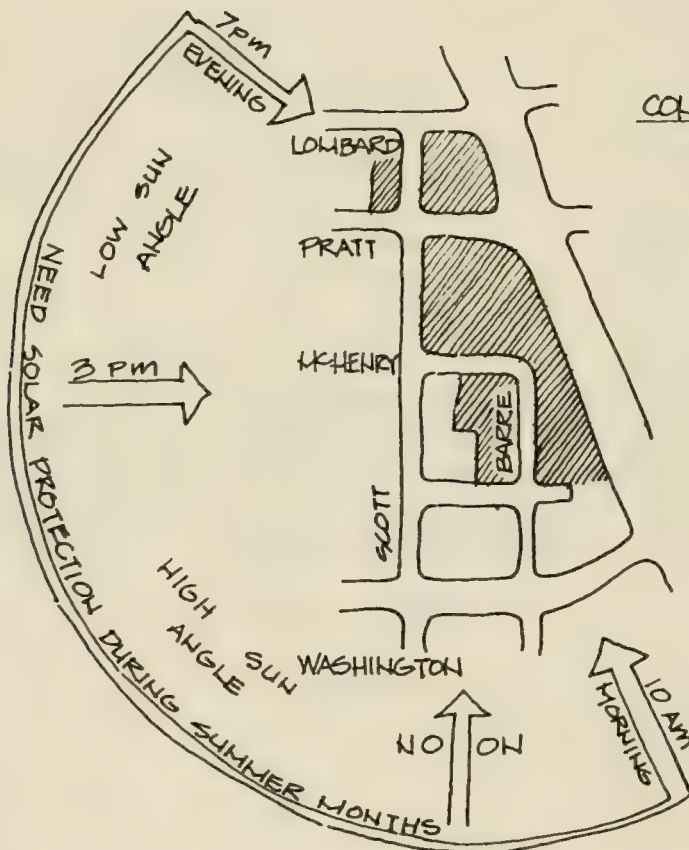
SOLAR RADIATION MAY DIVIDED INTO TWO GROUPS OF STUDY —

- **direct radiation**
- **reflected radiation**

CONTROL OF RADIATION MAY BE BY FILTRATION, COMPLETE INTERCEPTION AND ENERGY CONVERSION.



CONTROL OF SOLAR RADIATION



CONTROL OF DIRECT RADIATION

- ROOF OVERHANG
- TRELLIS

DIRECT RADIATION

- INSULATION
- STORM DOORS & WINDOWS
- LANDSCAPING
- CANOPIES
- CURTAINS
- SHUTTERS & BLINDS
- FILTERED GLASS

SOLUTIONS TO AREAS UNDER ARCH. STANDARDS

THE ABOVE PLAN SHOWS THE DIRECTION OF SUMMER SOLAR RADIATION, FROM MID DAY THROUGH TO THE EVENING. WHICH MAY REQUIRE PROTECTION.

THERE ARE TWO MAJOR AREAS IN THE CONTROL OF DIRECT SOLAR RADIATION, THROUGH ARCHITECTURAL DEVICES AND SITE DEVELOPMENT METHODS. THE FOLLOWING IS A SERIES OF SIMPLE DIAGRAMS AND NOTES RELATED TO CONTROL OF DIRECT RADIATION.

solar radiation

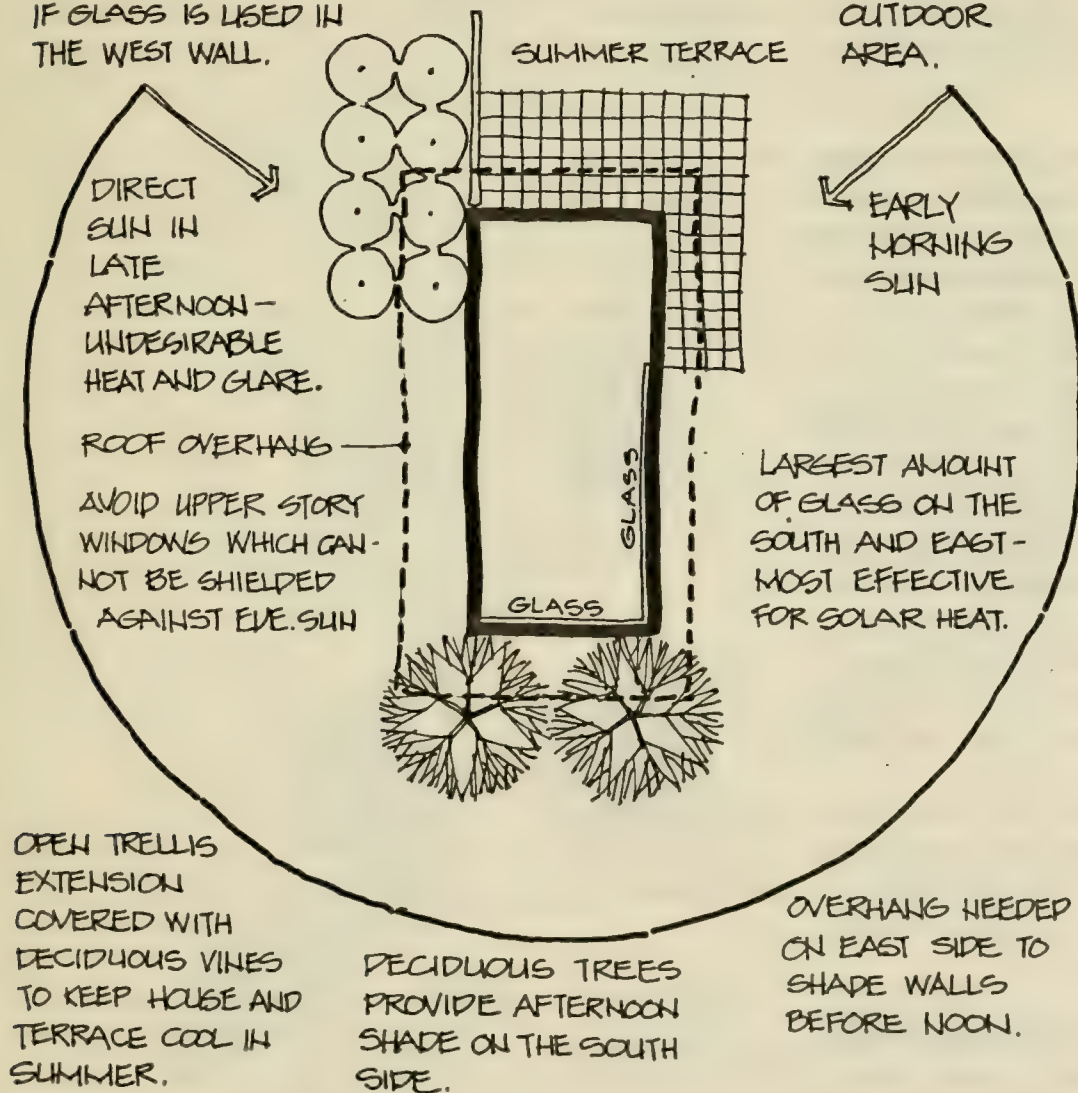
LOW BRANCHING DECIDUOUS TREES WILL KEEP LOW AFTERNOON SUN OFF THE W. AND N. WALLS.

EARLY MORNING SUN MAY BE DESIRABLE EVEN IN THE SUMMER.

LEAST AMOUNT OF ROOF OVERHANG NEEDED ON NORTH EXPOSURE EXCEPT FOR SHELTER FROM PRECIPITATION.

LARGEST AMOUNT OF OVERHANG NECESSARY ON WEST IF GLASS IS USED IN THE WEST WALL.

EAST AND NORTH - COOLEST OUTDOOR AREA.



THE ABOVE ILLUSTRATION INDICATES SOME OF THE NEEDS AND METHODS TO IMPROVE THE MICRO CLIMATE RELATIVE TO SOLAR EXPOSURE.

solar radiation

BARRE CIRCLE IS AT PRESENT MADE OF PAVING, DRY EXPOSED SOIL, AND HIGH DENSITY ARCHITECTURAL SURFACES. ALL THESE MATERIALS ABSORB DIRECT AND REFLECTED RADIANT ENERGY. THE AMOUNT OF ABSORBED RADIANT ENERGY IS COMPOUNDED BY THE VERTICAL CONSTRUCTION. THIS ABSORBED ENERGY IS STORED AND RELEASED AS HEAT AT DIFFERENT RATES ACCORDING TO THE MATERIAL PROPERTIES.

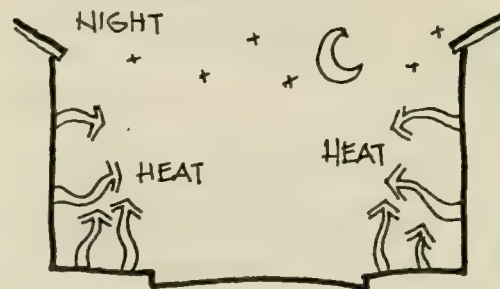
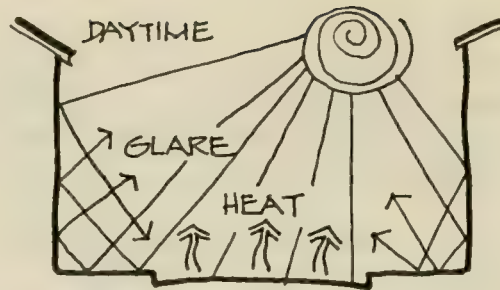
BITUMINOUS ABSORBS AND QUICKLY RELEASES HEAT DURING THE DAY. BRICK AND CONCRETE ABSORB ENERGY DURING THE DAY AND SLOWLY RELEASES HEAT AT NIGHT.

LANDSCAPING AND TREES IN PARTICULAR ARE ONE OF THE BEST WAYS TO IMPROVE THE URBAN SOLAR RADIATION PROBLEM. BLOCKING THE RADIATION DURING THE DAY AND TRAPPING WARMTH UNDER THEIR CANOPIES AT NIGHT WILL PROVIDE A MORE COMFORTABLE ENVIRONMENT WHICH IS EQUALIZED THROUGHOUT THE 24 HOURS.

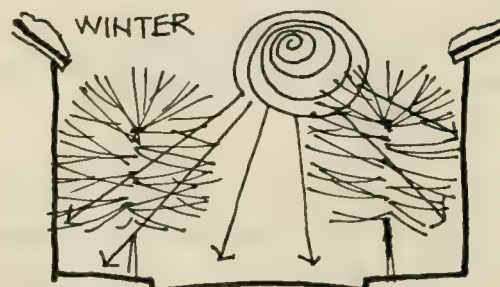
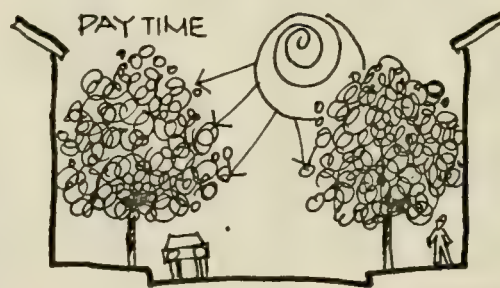
DECIDUOUS TREES ALSO ALLOW SOLAR RADIATION TO PENETRATE TO BUILDINGS AND PAVEMENT TO PROVIDE WARMTH NEEDED DURING COOLER SEASONS.

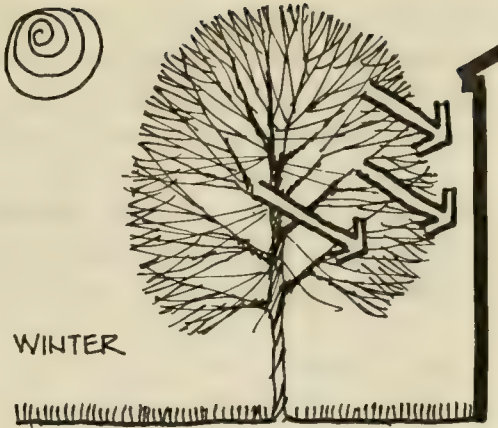
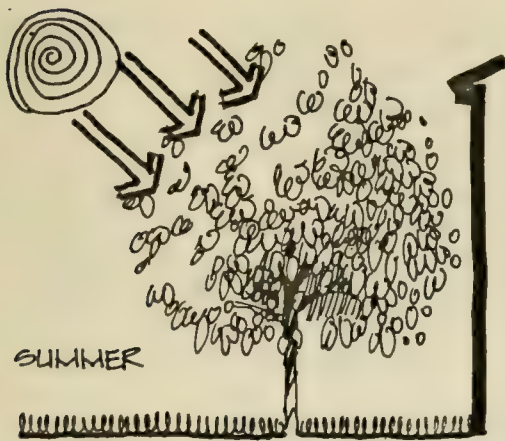
ARCHITECTURAL DEVICES SUCH AS CANOPIES, TRELLISES, OTHER, ARE ALSO EFFECTIVE BUT DO NOT PROVIDE - MOISTURE AND OXYGEN OR REMOVE POLLUTION, AS DO TREES.

URBAN ENVIRONMENT



TREES





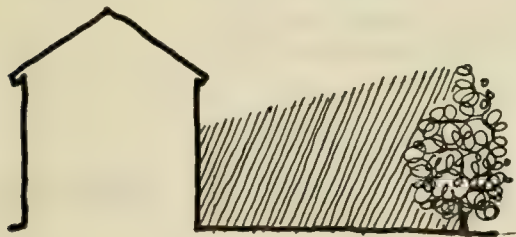
VEGETATION

SUMMER

WINTER

DECIDUOUS TREES CAN BE USED FOR SUMMER RADIATION PROTECTION AND ALLOW WINTER SUN PENETRATION THROUGH BARE BRANCHES.

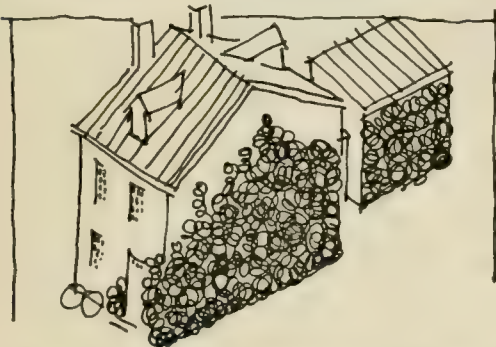
TREES, SHRUBS, GROUND COVERS AND TURF ARE AMONG THE BEST EXTERIOR SOLAR RADIATION CONTROL DEVICES AVAILABLE AND SHOULD NOT BE UNDERESTIMATED. VEGETATION CAN ABSORB OVER 90% OF SOLAR ENERGY AND HAVE THE POTENTIAL OF REDUCING DAYTIME TEMPERATURE BY UP TO 15° FAHRENHEIT, AND ALSO RAISE NIGHT TIME TEMPERATURES BY TRAPPING WARM DAY TIME AIR UNDER THEIR CANOPIES.



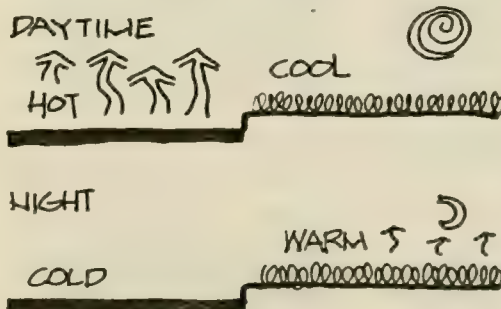
PROVIDE PROTECTION FROM LOW MORNING OR EVENING GLARE.



TRAPPING DAYTIME WARMTH FOR EVENING ENJOYMENT



VINES CAN INSULATE AND COOL A HOUSE THROUGH ABSORPTION, INSULATING DEAD AIR BETWEEN LEAVES EVAPORATION AND SHADE



GRASSY COVERS TEND TO EQUALIZE TEMPERATURE AT A COMFORTABLE LEVEL AS COMPARED TO THE EXTREMES OF BITUMINOUS

solar radiation

URBANITES LIVE IN A BRIGHT AND AT TIMES DAZZLING WORLD WITH REFLECTIVE PAVING AND HIGHLY POLISHED BUILDING MATERIALS. THIS GLARING ENVIRONMENT CAN ACCENTUATE THE SUN'S RAYS AND MULTIPLY THE VISUAL BUSINESS OF NIGHT TIME ARTIFICIAL ILLUMINATION.

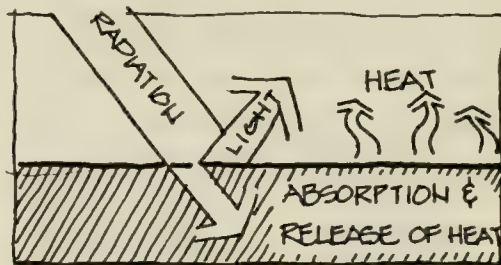
REFLECTIVE RADIATION

REFLECTED RADIATION AFFECTS US BOTH VISUALLY AND PHYSICALLY. THE FOLLOWING WILL DEAL WITH REFLECTED RADIATION. ITS CAUSE, AND AFFECT ON THE URBAN ENVIRONMENT, AND SUGGESTIONS FOR MODIFYING ITS IMPACT.

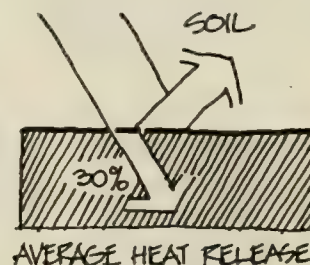
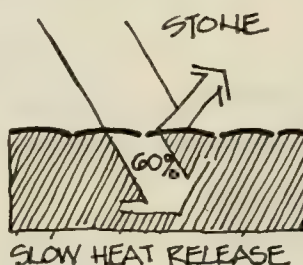
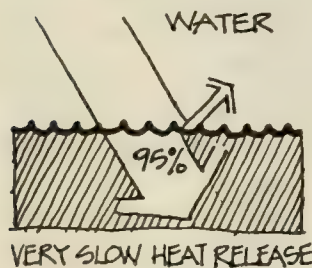


DAILY AND SEASONAL SUN ANGLES AFFECT REFLECTION AND THE AMOUNT OF REFLECTED RADIATION & THUS AMOUNT OF ABSORPTION.

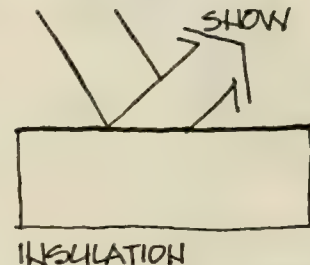
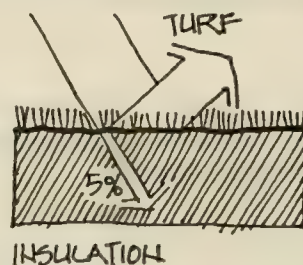
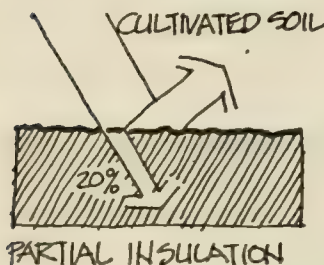
ALBEDO IS THE RATIO OF REFLECTED RADIATION TO THE AMOUNT OF RADIATION FALLING ON THE SURFACE. THE DIFFERENCE IS ABSORBED AND CONVERTED INTO HEAT. MATERIALS HAVE DIFFERENT RATES OF ABSORPTIONS AND RADIATION OF HEAT BACK INTO THE ATMOSPHERE.



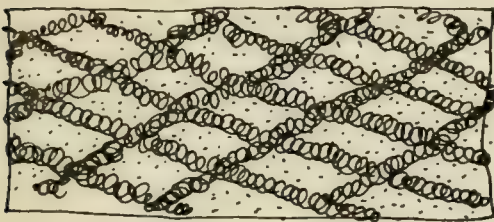
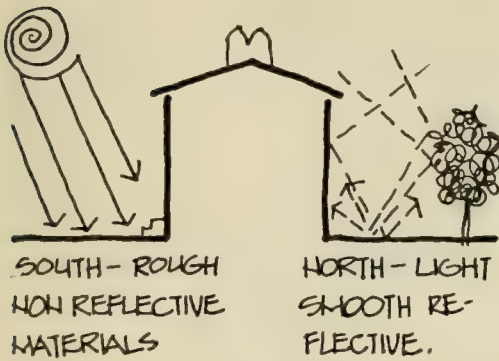
ALBEDO



ABSORPTION



TYPICAL ABSORPTIVE AND REFLECTIVE PROPERTIES OF DIFFERENT SUBSTANCES.



HEAT AND GLARE CAN BE REDUCED IN WALK OR PAVED AREAS BY SPACING PAVERS TO ALLOW GROUND COVER TO DEVELOP.

BEFORE THE PAVING OF A TERRACE OR PATIO, DETERMINE THE TIME OF USE/ACTIVITY. EXAMPLE, IF THE EAST SIDE OF A BUILDING IS TO BE USED FOR EVENING ACTIVITIES, THEN THE SLOW RELEASE OF HEAT PROPERTIES OF BRICK PAVERS MIGHT BE CONSIDERED. ON THE OTHER HAND, CERTAIN PAVING MATERIALS MAY CAUSE A GREAT AMOUNT OF REFLECTION AND GLARE WHEN EXPOSED TO SOUTHERN RADIATION, BUT MIGHT BE USED TO HELP ILLUMINATE A AREA WITH THE INDIRECT EXPOSURE OF THE NORTHERN SIDE.

MATERIAL

THE EXTERIOR COLOR OF A BUILDING WILL AFFECT ITS ABILITY TO ABSORB OR REFLECT HEAT. THE LIGHTER SMOOTHER SURFACES REFLECTING SOLAR ENERGY WHILE DARKER ROUGHER SURFACES ABSORB THE SUNS LIGHT AND CONVERT THIS TO HEAT. IN HOT CLIMATES, BUILDINGS ARE LIGHT COLORED TO REFLECT THE SUNLIGHT AND REDUCE HEAT ABSORPTION; THE OPPOSITE IS TRUE IN NORTHERN CLIMATES, IN A TEMPERATE CLIMATE WHERE EXTREMES IN BOTH HOT AND COLD ARE COMMON THE SELECTION OF COLOR SHOULD REFLECT CONDITIONS OF IMMEDIATE BUILDING ENVIRONMENT. DARK COLORS USED ON SOLAR EXPOSED AREAS IF SHADED IN SUMMER. LIGHTER COLORS ON NORTHERN EXPOSURES.

COLOR

solar radiation

A HIGH ROOF VENT ALLOWS ESCAPE OF WARM AIR DRAWN UPWARD BY A SUN HEATED AREA OR CHAMBER CALLED A PLENUM, PULLING COOL AIR FROM A VENT LOCATED AT GROUND LEVEL ON THE NORTH SIDE OF THE BUILDING OR SOME OTHER SHADED AREA. IT IS ALSO POSSIBLE TO FINE TUNE THIS SYSTEM BY TRAPPING THE HEATED AIR DURING THE DAY AND AT NIGHT OPENING THE VENTS TO RELEASE THE HEATED AIR TO DRAW COOL AIR INTO THE HOUSE, THEN TRAP THE COOL AIR WHEN THE HOUSE IS COMFORTABLE.

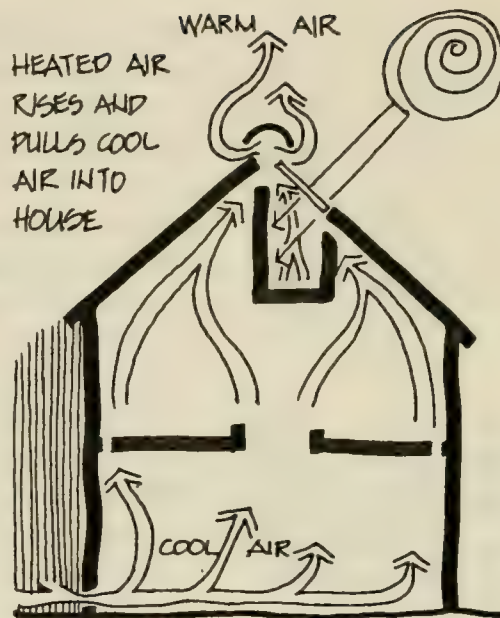
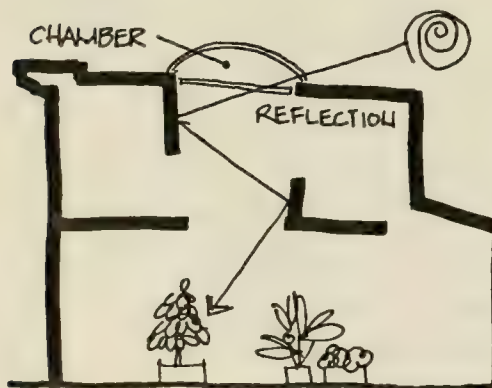


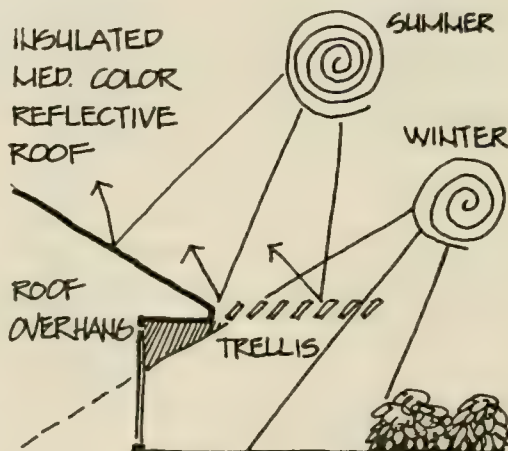
DIAGRAM OF PLENUM



SKYLIGHTS ARE AN EXCELLENT INTERIOR LIGHT SOURCE FOR THE LONG NARROW ROW HOUSES OF BARRE CIRCLE. THEY PROVIDE SUN LIGHT TO INTERIOR PLANTS AND CAN BE DESIGNED AS SOLAR HEAT SINKS. SKYLIGHTS SHOULD BE SEALED WITH CHAMBERS THAT TRANSMIT LIGHT BUT STOP OUTWARD HEAT FLOW.

SKYLIGHT

THE REAR FACADE OFFERS MORE OPPORTUNITY FOR MAJOR ARCHITECTURAL MODIFICATIONS TO IMPROVE THE MICRO CLIMATE. WINDOWS MAY BE RECESSED TO CREATE INSULATING AIR POCKETS IN THE WINTER AND SHADE IN THE SUMMER. SHADING DEVICES WHICH ALLOW WINTER SUN PENETRATION YET BLOCK SUMMER SOLAR RADIATION. MAY BE DEVELOPED.



REAR FACADE

air movement



AIR MOVEMENT OR WIND CAN CONTROL REAL OR PERCEIVED TEMPERATURE. THE AIR, IF OF LOW VELOCITY, MAY BE PLEASANT AND DESIRABLE, HOWEVER, WHEN THE VELOCITY INCREASES IT IS CAPABLE OF GREAT DISCOMFORT AND EVEN DESTRUCTION TO LIFE AND PROPERTY. AIR MOVEMENT IS AN IMPORTANT ELEMENT OF THE MICRO-CLIMATE AND ITS UTILIZATION IS ESSENTIAL.

INTRODUCTION

CHANGES IN WIND DIRECTION ARE FREQUENT IN THE BALTIMORE AREA BECAUSE OF ITS LOCATION NEAR THE PATHS OF LOW PRESSURE SYSTEMS WHICH REGULARLY PASS BY. THIS CONTRIBUTES TO THE CHANGEABLE CHARACTER OF THE WEATHER. WINTER AND SPRING HAVE THE HIGHEST AVERAGE WIND SPEEDS. SUMMER AND EARLY FALL MONTHS ARE THE SEASONS FOR HURRICANES AND SEVERE THUNDER STORMS. DAMAGING HURRICANE WINDS RARELY OCCUR BUT WINDS FROM THUNDERSTORMS HAVE REACHED 75 mph. OR MORE.

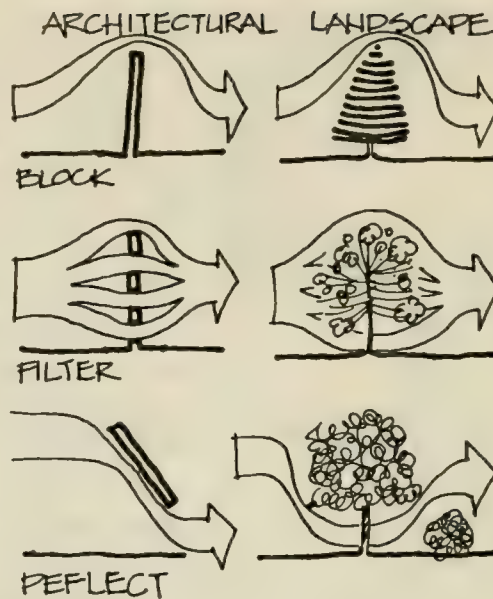
BALTIMORE

WINDS MAY BE INTERCEPTED, DIVERTED, OR LESSENERED BY BOTH ARCHITECTURAL MEANS - FENCES, BUILDINGS, OTHER AND NATURAL ELEMENTS - TREES, TEMPERATURE INVERSION AND EARTH FORMS, ETC. THE FOLLOWING ARE A FEW METHODS WHICH ARE APPLICABLE IN BARRE CIRCLE.

UTILIZATION

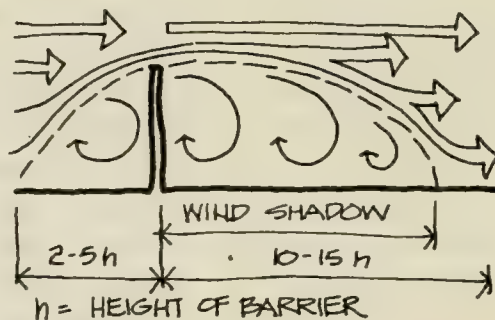


THERE ARE VARIOUS METHODS OF CONTROL OF THE WINDS FLOW, MOVING ALONG A CONTINUUM FROM COMPLETE BLOCKAGE OR OBSTRUCTION TO FILTERING AND CHANNELING. THE AMOUNT OF BLOCKAGE WILL DEPEND UPON THE CHARACTER OF THE STRUCTURE USED TO BLOCK THE WIND ITSELF. THE MEANS OF CONTROLLING WIND FLOW OR AIR MOVEMENT MAY VARY FROM LAND FORMS TO VARIOUS TYPES OF ARCHITECTURE, WALLS, FENCES AND VEGETATION.



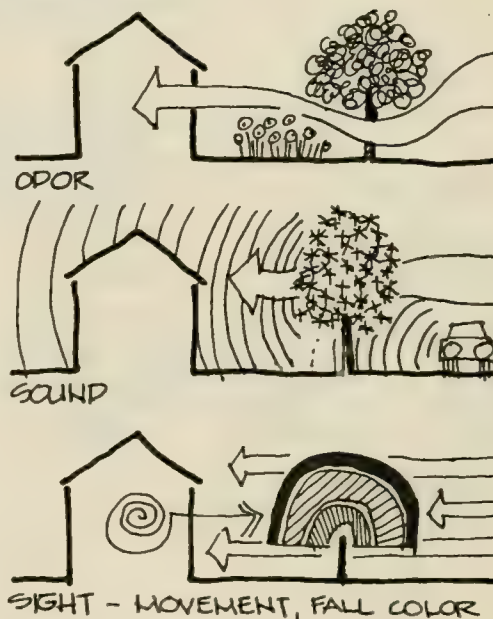
METHODS OF CONTROL

STUDIES INDICATE WINDBREAKS ARE MOST EFFECTIVE WHEN PLACED PERPENDICULAR TO THE PREVAILING WINDS. WIND VELOCITY MAY BE REDUCED BY 50% FOR DISTANCE OF 10 TO 20 TIMES THE BARRIER HEIGHT DOWNWIND, DEPENDING ON HEIGHT, WIDTH, AND PENETRABILITY OF BARRIER.

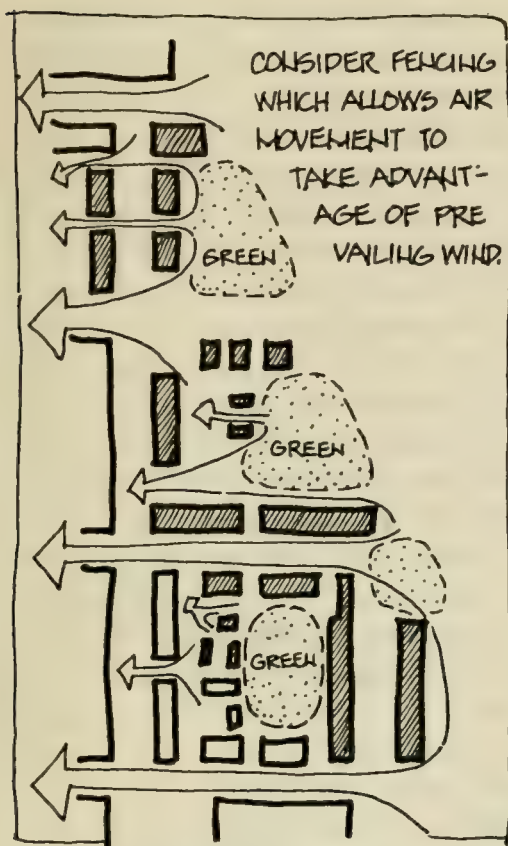


WINDBREAKS

WIND, BESIDES AFFECTING OUR PHYSICAL COMFORT ALSO ACTS UPON THE SENSES. WIND PASSING OVER PLEASANTLY ODORIFEROUS PLANT MATERIAL CAN BE CHanneled FOR A PARTICULAR USE. AN ACOUSTICALLY STIMULATING EFFECT CAN BE GAINED BY CHANNELING WIND THROUGH TREES OR OTHER DEVICES WITH SPECIFIC NOISE PROPERTIES. WIND MOVING THROUGH PLANTINGS SUCH AS SILVER MAPLE CAN PRODUCE A VISUALLY EXCITING ENVIRONMENT.



ESTHETIC APPLICATION



IN URBAN AREAS DISPERSION OF AIR POLLUTION AND HUMAN COMFORT ARE LARGELY DEPENDENT ON AIR MOVEMENT. WINDS THAT ARE TOO RAPID CAUSE A FUNNEL EFFECT IN URBAN CANYON-LIKE STREETS, WHICH MAY LEAD TO HIGH AIR POLLUTION THROUGH LIFTED STREET DUST AND STRONG WIND FLUMIGATION FROM ELEVATED SOURCES. LACK OF AIR MOVEMENT LEADS TO AIR STAGNATION, MUGGY SUMMER CONDITIONS AND HIGH AIR POLLUTION.

PREVAILING WIND

THE IDEAL VENTILATION SYSTEM WOULD PREVENT THE FUNNELING EFFECT BUT FAVOR THE COUNTRY BREEZE, I.E. AIR MOVEMENT ACROSS COOLER GREEN AREAS. THIS COULD BE ACHIEVED BY DEVELOPING PROPERLY SPACED GREEN AREAS AND UTILIZING THE PREVAILING WINDS.

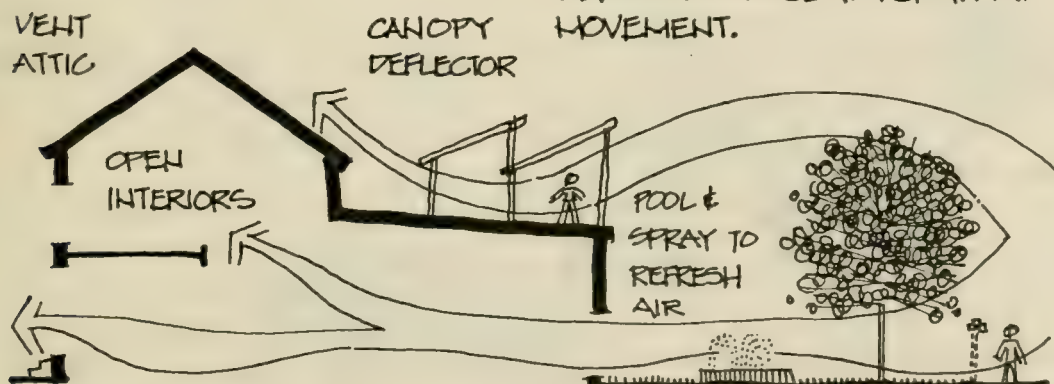
SHOWN ABOVE THE PREVAILING WIND & AIR CHANNELS ACROSS GREEN AREAS.

THE PREVAILING WINDS ARE PREDOMINANTLY OUT OF THE EAST - SEE SHEET 4.019

UTILIZE UPPER LEVELS OF BLDGS AS OUTDOOR ACTIVITY AREAS TO TAKE ADVANTAGE OF AIR CIRCULATION.

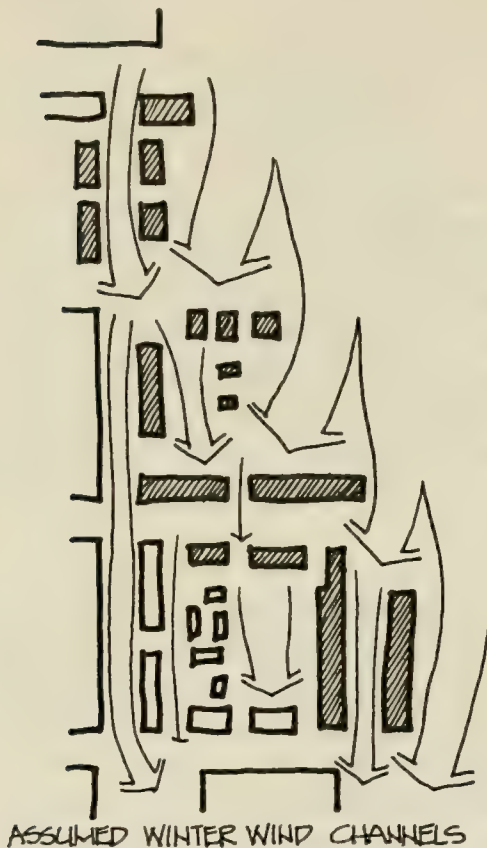
PRUNE LOWER BRANCHES OF ALL TREES AND KEEP SHRUBBERY TO A MIN. TO ALLOW FOR AIR CIRCULATION

PERVIOUS FENCE TO PERMIT AIR MOVEMENT.



METHODS OF UTILIZING PREVAILING WIND.

air movement



THE MOST SIGNIFICANT EFFECT OF WINTER WINDS IS THE INCREASE OF CONVECTIVE COOLING AND EVAPORATIVE COOLING. THE BUILDING SURFACE EXPOSED TO THESE WINDS WILL REQUIRE INCREASED HEATING LOADS. AT PRESENT LITTLE IS KNOWN ABOUT AIR MOVEMENT AROUND URBAN ARCHITECTURE, BUT WITH THE KNOWLEDGE THAT COLD WINTER WINDS ARE OUT OF THE NORTH AND WEST AN ASSUMPTION ABOUT WHICH STREETS WILL BECOME WINTER AIR CHANNELS. (see diagram left) MAY BE MADE.

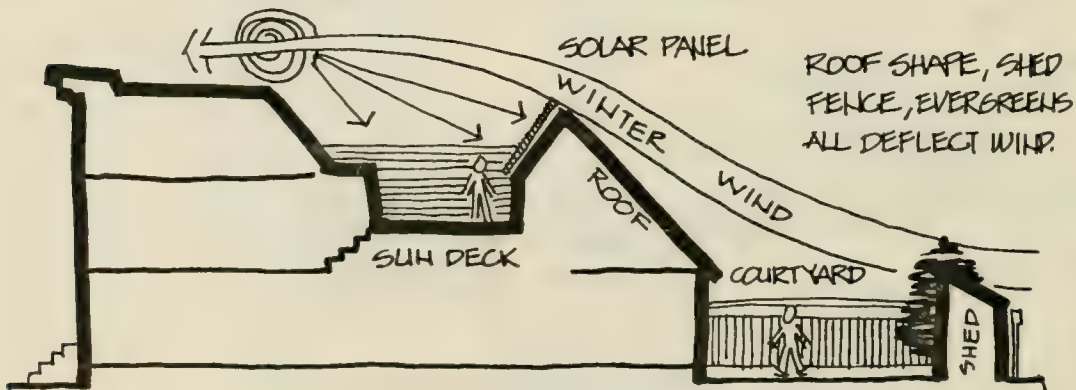
WINTER WINDS

BUILDINGS WITH SURFACES EXPOSED TO THE WINTER WINDS SHOULD KEEP WINDOW AND DOOR OPENINGS TO A MINIMUM, INSULATE AND UTILIZE ARCHITECTURAL AND LANDSCAPING SHAPES TO DIVERT THE WINTER WIND.

EVERGREENS AND VINES PLACED NEXT TO A WALL WILL CREATE A DEAD AIR SPACE BETWEEN THE PLANTS AND WALL. THIS ACTS MUCH THE SAME AS THE DEAD AIR SPACE IN THE WALLS OF A HOUSE.

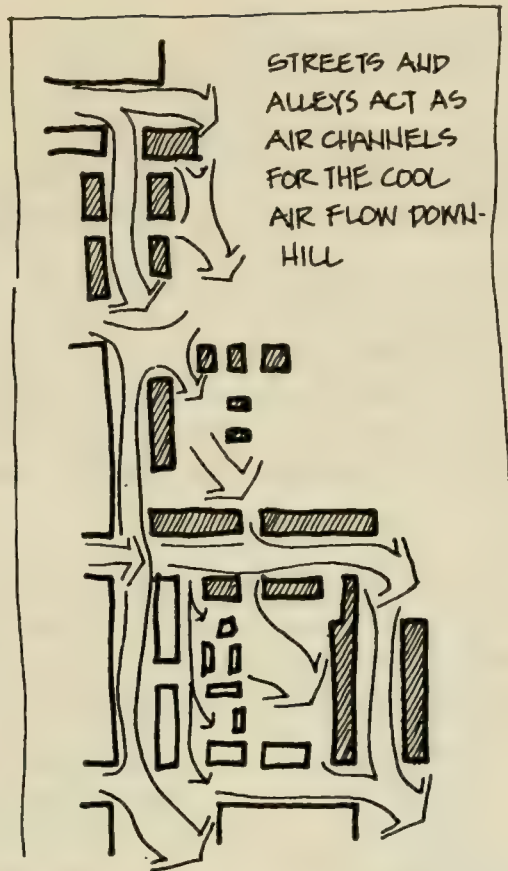


LANDSCAPING

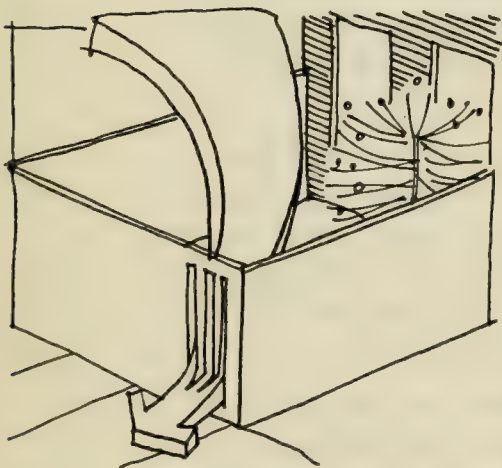


ARCHITECTURE

WHEN PREVAILING WINDS ARE ABSENT, TWO FORMS OF LOCAL AIR MOVEMENT BECOME IMPORTANT. FIRST WARM AIR TENDS TO RISE, DRAWING IN COOLER SURROUNDING AIR. ALSO SINCE BALTIMORE IS LOCATED NEAR A LARGE BODY OF WATER, A SEA BREEZE IS CAUSED BY WARMER AIR RISING OVER LAND DRAWING COOLER SEA AIR INTO THE CITY. SECONDLY TOPOGRAPHICALLY INDUCED NIGHT-TIME AIR MOVEMENT IS PRODUCED BY COOL AIR DRAINING DOWN HILL. COOL AIR IS HEAVIER THEN WARM AIR AND BEHAVES SOMEWHAT LIKE WATER FLOWING TOWARD THE LOWEST POINTS



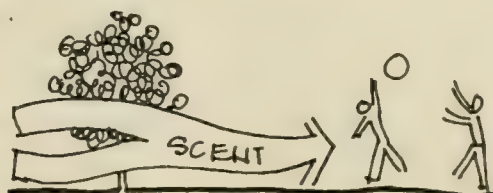
COOL
AIR
DRAINAGE



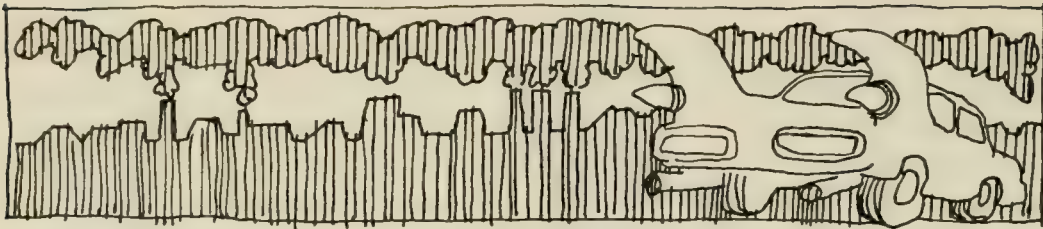
IT IS POSSIBLE TO EITHER DEFLECT, DRAIN OR DAM COOL AIR FLOWS. IT IS RECOMMEND THAT FOR BARRE CIRCLE FENCES AND LANDSCAPING SHOULD NOT BE DESIGNED OR LOCATED TO RESTRICT COLD AIR DRAINAGE. ADEQUATE PROVISION SHOULD BE MADE FOR COLD AIR IN THE SMALL RESIDENTIAL COURTS TO BE DRAINED OUT THROUGH VENTING PROVIDED IN THE FENCES AT THE LOW POINTS IN THE YARD.

VENTING
OF
FENCING

ONE POTENTIAL UTILIZATION OF SLOWER MOVING AIR MASSES IS FOR AROMA. THE LOCATION OF SCENTED PLANTS UP-WIND FROM ACTIVITY AREAS.



FRAGRANCE

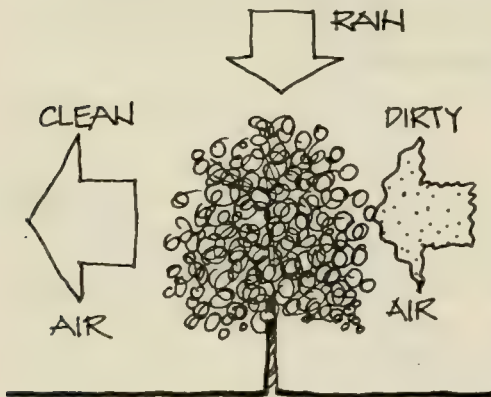


AIR &
NOISE
POLLUTION

THE TERM POLLUTION IMPLIES SOME MEASURE OF CONTAMINATION OR IMPURITY AND MAY BE APPLIED TO ALMOST ANY SUBJECT MATTER. IN THE URBAN ENVIRONMENT OF BARRE CIRCLE, AIR POLLUTION, EXCESSIVE NOISE AND ESTHETIC INSENSITIVITY ARE OF IMMEDIATE CONCERN. THE FOLLOWING WILL DISCUSS AIR AND NOISE POLLUTION AS ESTHETIC CONSIDERATIONS WERE COVERED UNDER ARCHITECTURAL GUIDELINES.

WHEREVER POSSIBLE LANDSCAPING SHOULD REPLACE PAVING IN THE CITY. TECHNOLOGY HAS INVENTED MECHANICAL DEVICES TO CLEAN AND PURIFY AIR INDOORS, BUT OUTDOORS PLANTS ARE OUR ONLY EFFECTIVE MEANS. THE FOLLOWING ARE SOME PLANT FUNCTIONS.

LANDSCAPING
& AIR



PLANTS CONSUME CARBON DIOXIDE FROM THE AIR AND PRODUCE OXYGEN. A 100' X 130' SQUARE STAND OF TREES ARE REQUIRED TO SUPPLY THE OXYGEN REQUIREMENT FOR ONE PERSON. THE VOLUME OF CARBON DIOXIDE REMOVED BY ONE 80' BEECH TREE EQUALS TWO HOUSEHOLDS PER DAY.

PLANTS REMOVE PARTICLE POLLUTION FROM THE AIR. A STREET WITH TREES MAY HAVE 1000 TO 3000 PARTICLES PER LITER WHILE WITHOUT TREES THERE WOULD BE 10,000 TO 12,000 PARTICLES PER LITER.

PLANTS TRANSPIRE WATER INTO THE ATMOSPHERE - AIR WASHING. A SINGLE BEECH LOSES 75-100 GAL. OF WATER PER SUMMER DAY.

PLANTS CAN CONTROL FUMES AND ODORS BY MASKING AND REODORIZING.

environmental considerations

4.04 a pollution

NOISE (EXCESSIVE OR UNWANTED SOUND) IS AN INCREASING PROBLEM IN URBAN AREAS, AND HAS BEEN REFERRED TO AS INVISIBLE POLLUTION. NOISE HAS INCREASED TO THE POINT OF THREATENING HUMAN HAPPINESS AND HEALTH. UNFORTUNATELY THERE ARE NO ABSOLUTE SOLUTIONS OTHER THEN CONTROL OF THE SOURCE.

PLANTS ARE ONLY EFFECTIVE IN SCREENING NOISE WHEN IN MASS AS WITH FORESTS. HOWEVER MASKING SOUND CAN BE EFFECTIVE LIKE THAT OF RUSTLING LEAVES.

NOISE

precipitation

THERE ARE FIVE MAJOR ELEMENTS WHICH DETERMINE HUMAN COMFORT, SOLAR RADIATION, AIR MOVEMENT, HUMIDITY OR PRECIPITATION AND TEMPERATURE. EACH ELEMENT TENDS TO EITHER OFFSET OR MULTIPLY THE IMPACT OF THE OTHERS.

HUMAN COMFORT

PRECIPITATION FALLS IN VARIOUS FORMS, DEPENDING ON THE AIR TEMPERATURE, RAIN, SNOW, FOG SLEET, HAIL ; AT THE SAME TIME MOISTURE IS TRANSPIRED OR EVAPORATED FROM THE EARTH'S SURFACE AND FROM THE LEAVES OF VEGETATION.

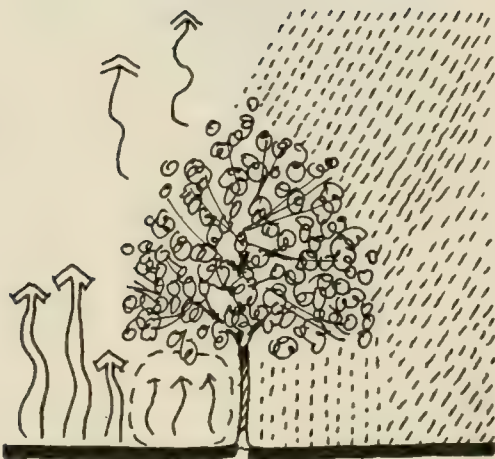
ALL FORMS OF PRECIPITATION ARE INTERCEPTED AND CONTROLLED TO SOME DEGREE BY PLANTS. LEAVES, NEEDLES, TWIGS, TRUNKS ETC. ALL CATCH, ENTRAP, HOLD AND FILTER PRECIPITATION.

VEGETATION

PLANTS INTERCEPT AND CONTROL THE IMPACT OF PRECIPITATION TO HELP CONTROL RUNOFF.

PLANTS SERVE TO PREVENT EVAPORATION OF MOISTURE FROM THE SOIL INTO THE ATMOSPHERE WHILE TRANSPIRATION OF EXCESS WATER OCCURS THROUGH LEAVES, HELPING EQUALIZING TEMPERATURE-HUMIDITY RELATIONSHIP.

PLANTS ESPECIALLY CONIFERS ACT AS DEW COLLECTORS AND HELP CONTROL THE INTENSITY AND LOCATION OF FOG, DEW AND FROST.



environmental considerations

4.05a

precipitation

THE TYPICAL PAVING FOUND FOR WALKS AND PATIOS IS IMPERVIOUS - DOES NOT ALLOW PRECIPITATION TO PERCOLATE INTO THE SOIL. ALL SURFACE WATER IS QUICKLY DRAINED INTO STORM SEWERS. PAVING SHOULD BE OF THE DESIGN AND MATERIALS WHICH ALLOWS ABSORPTION INTO THE SUBSURFACE. THIS WOULD TAKE ADVANTAGE OF THE COOLING EFFECT OF EVAPORATION AND TO REPLENISH GROUND WATER.

PAVING

TO MAKE IT DRYER

IF POSSIBLE LOCATE ACTIVITIES TO SOUTH AND WEST OF BUILDING TO MAX. SOLAR EXPOSURE.

ENCOURAGE AND DIRECT AIRFLOW ACROSS THE SITE.

PROVIDE THE MOST EFFICIENT DRAINAGE SYSTEM POSSIBLE.

UTILIZE MAXIMUM AMOUNT OF PAVING AND REDUCE LANDSCAPING.



HUMIDITY CONTROL

TO MAKE IT MORE HUMID

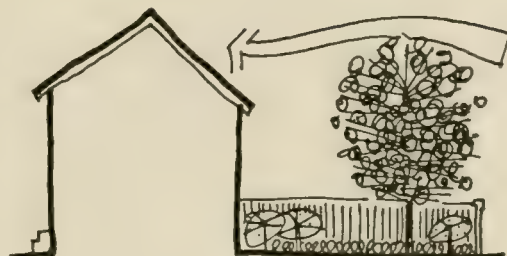
PROVIDE WINDBREAKS

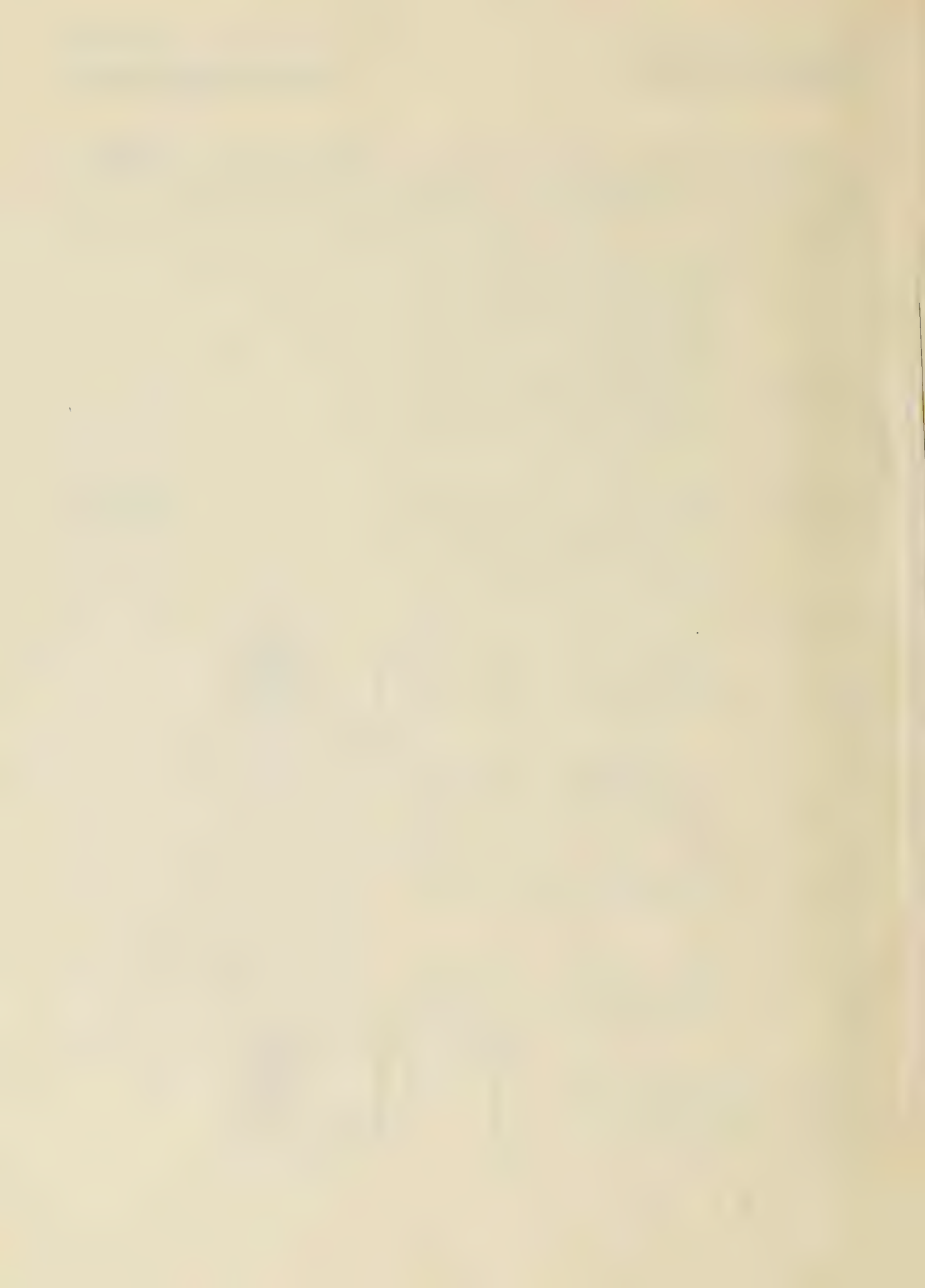
USE EXTENSIVE IRRIGATED TURF AND GROUND COVER

REDUCE THE AMOUNT OF PAVING AND HARD SURFACES.

UTILIZE POOLS, SPRAYS, ETC. ON SITE.

LOCATE ACTIVITIES ON THE NORTH AND EAST SIDE OF BUILDINGS TO MINIMIZE THE AMOUNT OF SOLAR EXPOSURE.





neighborhood

appendix

7668

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DO NOT CIRCULATE

